

# City Council Meeting

April 11, 2019



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## Item 3

Ordinance requested by Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])





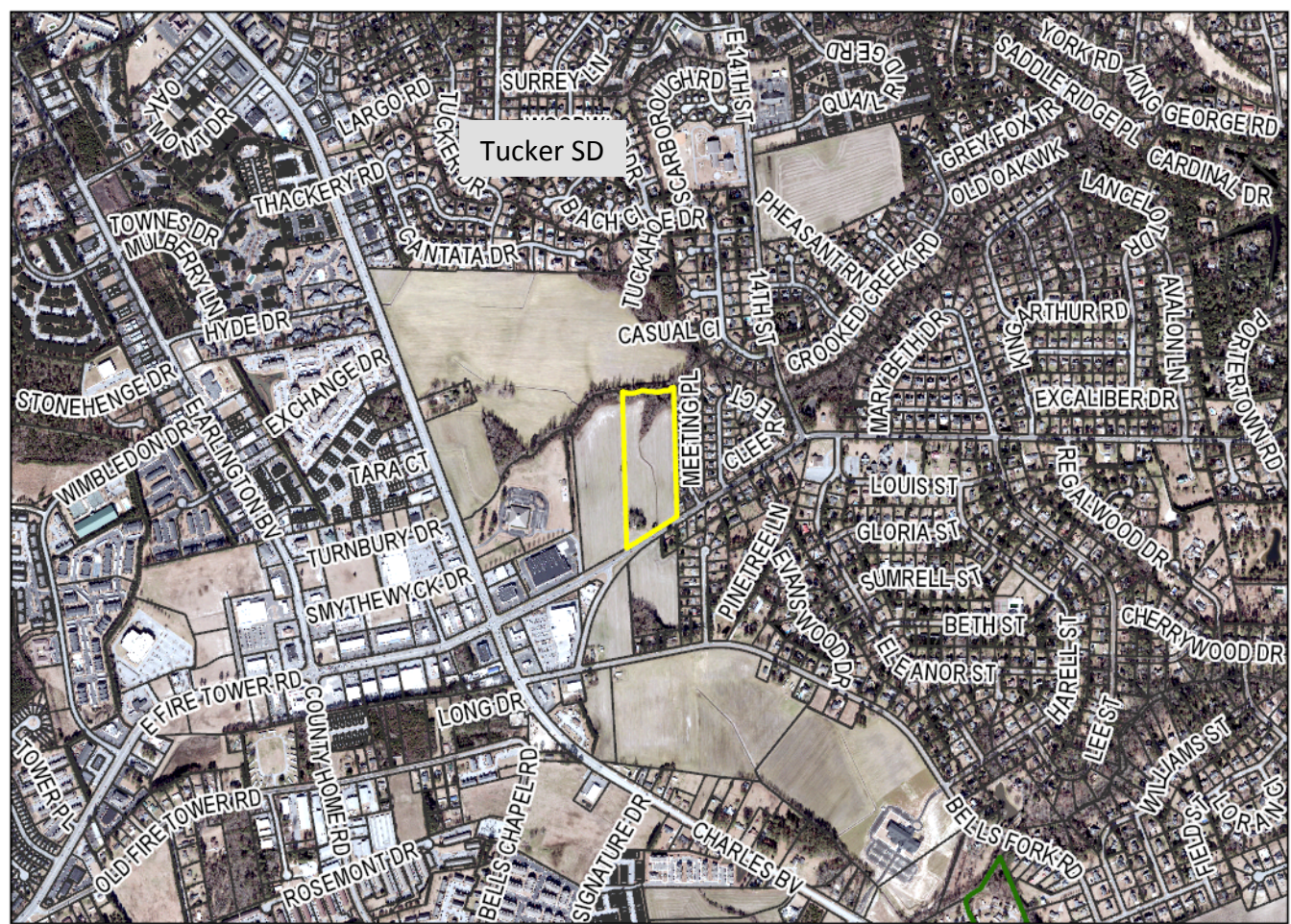
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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



**Greenville**  
NORTH CAROLINA

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0 0.25 0.5 1 Miles

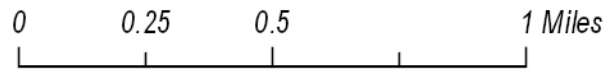
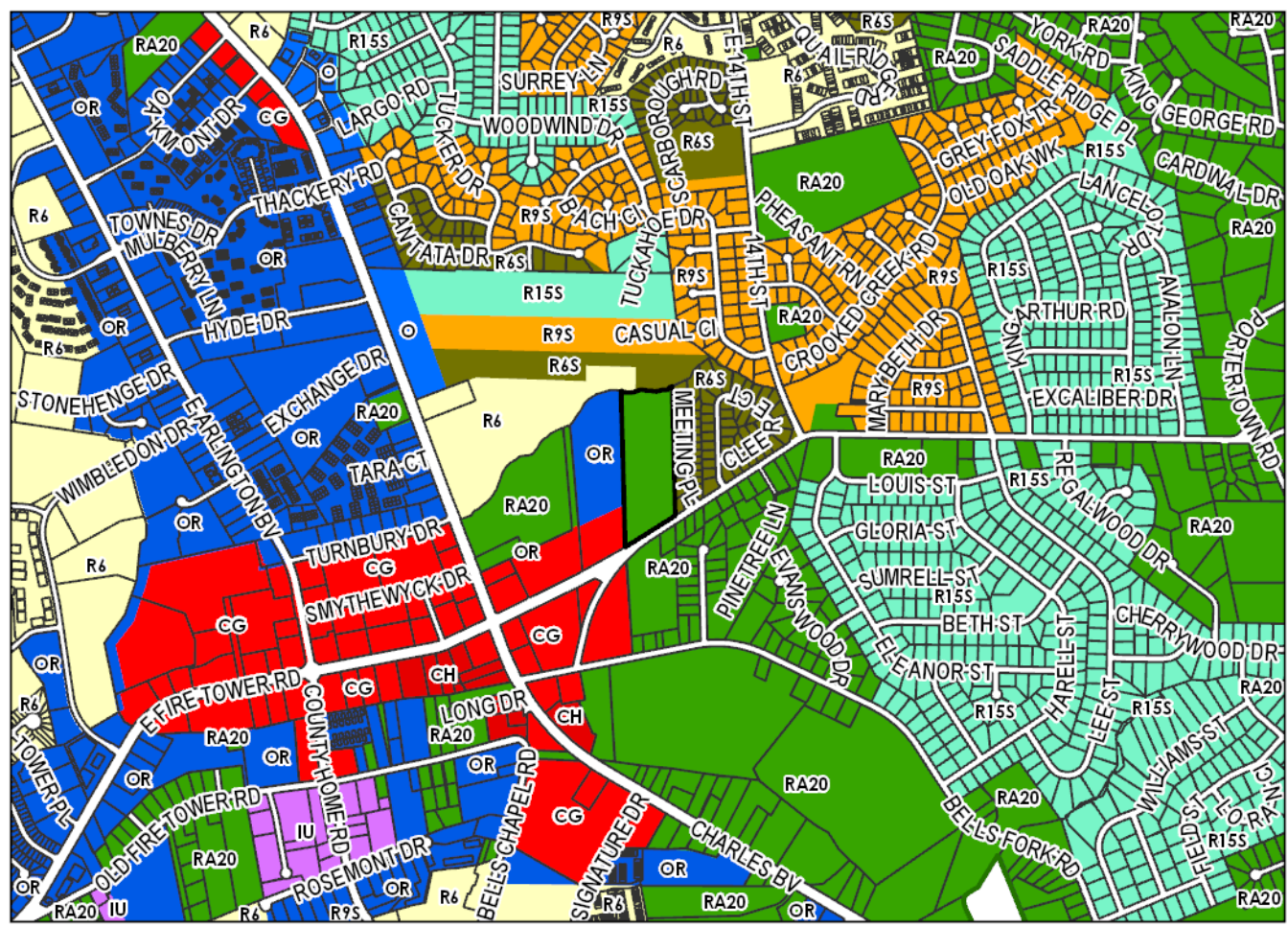




# Zoning Map

## Map Legend

	Rezoning		PIU		R6M
	Land Parcels		MI		R6N
	CD		MO		R6S
	CDF		MS		R9
	CG		O		R9S
	CH		OR		R9S-CA
	CN		OR-UC		R15S
	MCH		R6		PUD
	MCG		R6A		MR
	I		R6A-CA		MRS
	IU		R6A-RU		RA20



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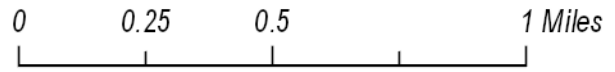
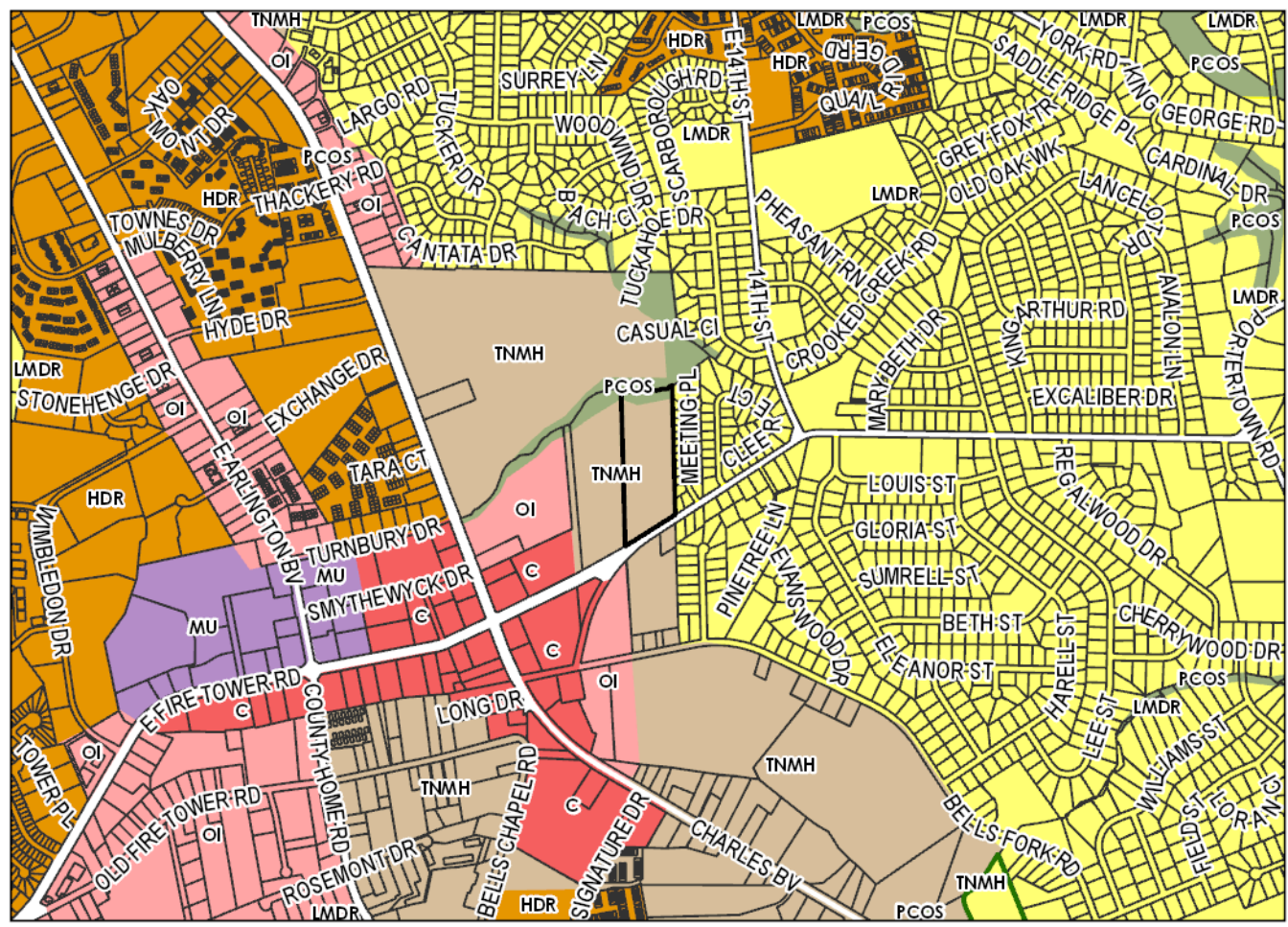
# Future Land Use & Character Map

## Map Legend

- Rezoning
- Land Parcels

## Horizons2026 Future Land Use

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics





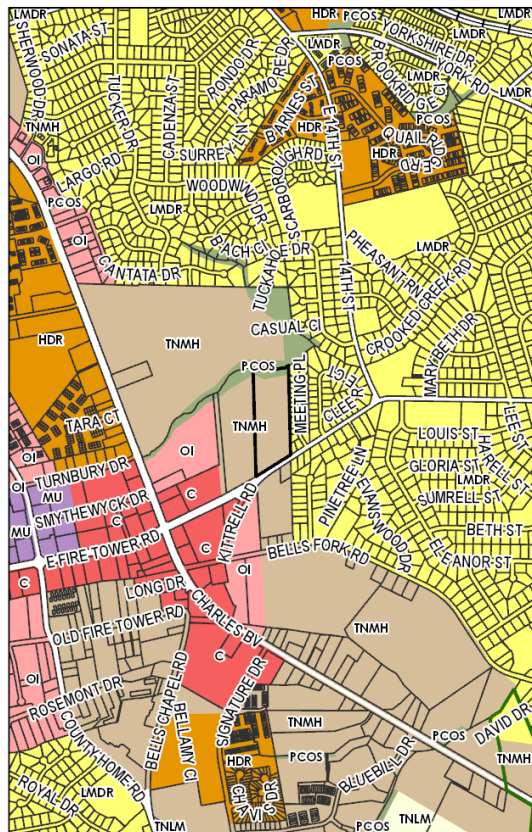
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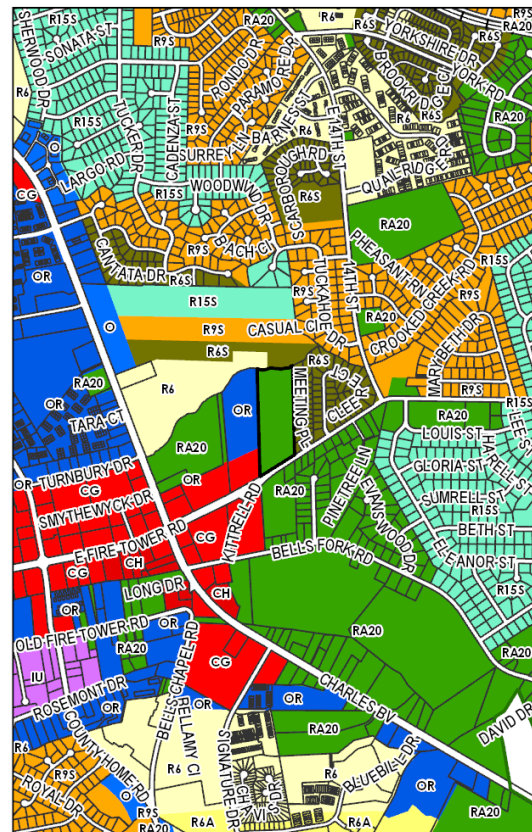
# Future Land Use & Character Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



# Zoning Map




**Greenville**  
NORTH CAROLINA

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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)


## City Council Voting District

### District

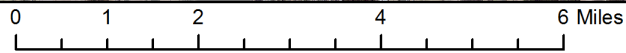
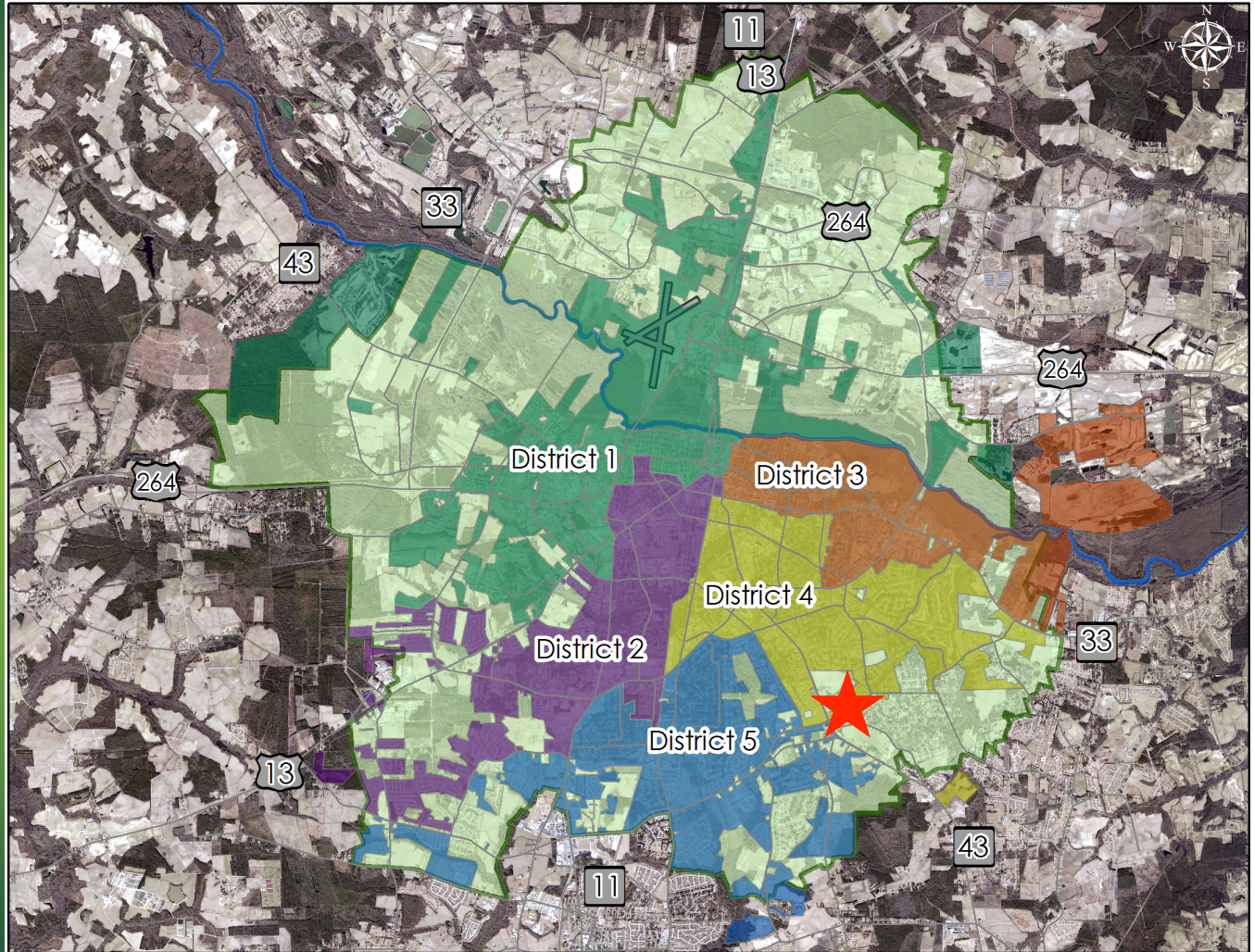
 District 1

 District 2

 District 3

 District 4

 District 5



**Greenville**  
NORTH CAROLINA

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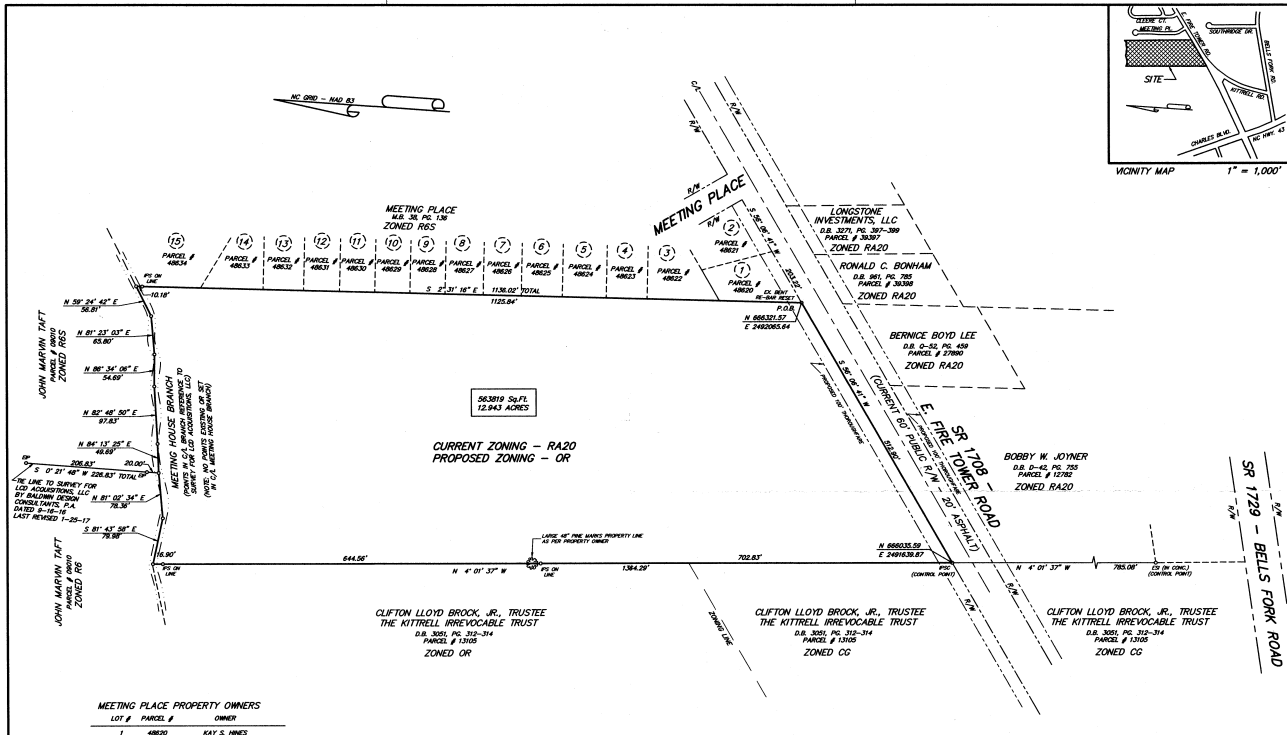
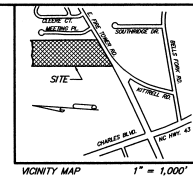
# E. Fire Tower Rd



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# 12.943 Acres

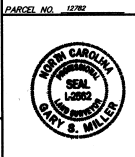


**MEETING PLACE PROPERTY OWNERS**

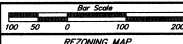
LOT #	PARCEL #	OWNER
1	48620	KAY S. MINES
2	48621	AUSTIN RAE JOHNSON
3	48622	MELANIE D. ROYER
4	48623	JENNIFER P. GUNN
5	48624	KELLY A. BONE
6	48625	PAMELA WINTER
7	48626	CHRISTIAN ALYSSA STANLEY
8	48627	NANCY M. JUSTIN HERS
9	48628	PATRICIA C. HODGES
10	48629	JORDAN PAUL LEE
11	48630	EDWARD WAINE HARRISON
12	48631	ARC FARMER LLC
13	48632	CULLEN PROPERTIES, LLC
14	48633	AMANDA C. MARTIN
15	48634	PAUL BERNER

SURVEYED BY: MCF  
DRAWN BY: GSK / BLW

REFERENCE:  
DEED BK D-42, PG. 755



I, Gary S. Miller, certify to the following:  
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  
that this map was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book D-42, Page 755, or other reference source);  
that the boundaries not surveyed are indicated as drawn from information in Book Page \_\_\_\_\_, or other reference source SEC. \_\_\_\_\_, that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 161000).  
Witness my hand and seal this 38th day of December, 2018.



**REZONING MAP FOR**  
**BOBBY W. JOYNER**

BEING A PORTION OF  
TAX PARCEL # 12782  
WINTERVILLE TOWNSHIP  
PITT COUNTY,  
NORTH CAROLINA  
SCALE: 1" = 100'  
DECEMBER 5, 2018

NO 182331 FB 363

**GARY S. MILLER & ASSOCIATES, P.A.**  
LAND SURVEYORS  
1803 South Orange Blvd.  
Greenville, N.C. 27608  
Phone (252)706-1019  
Fax (252)706-1000


**LEGEND:**  
PSD - EXISTING IRON PIPE SET  
PS - IRON PIPE SET  
ESD - EXISTING SOLID IRON  
R/W - RIGHT OF WAY  
C.G. - CENTERLINE




















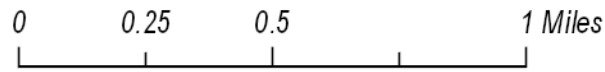
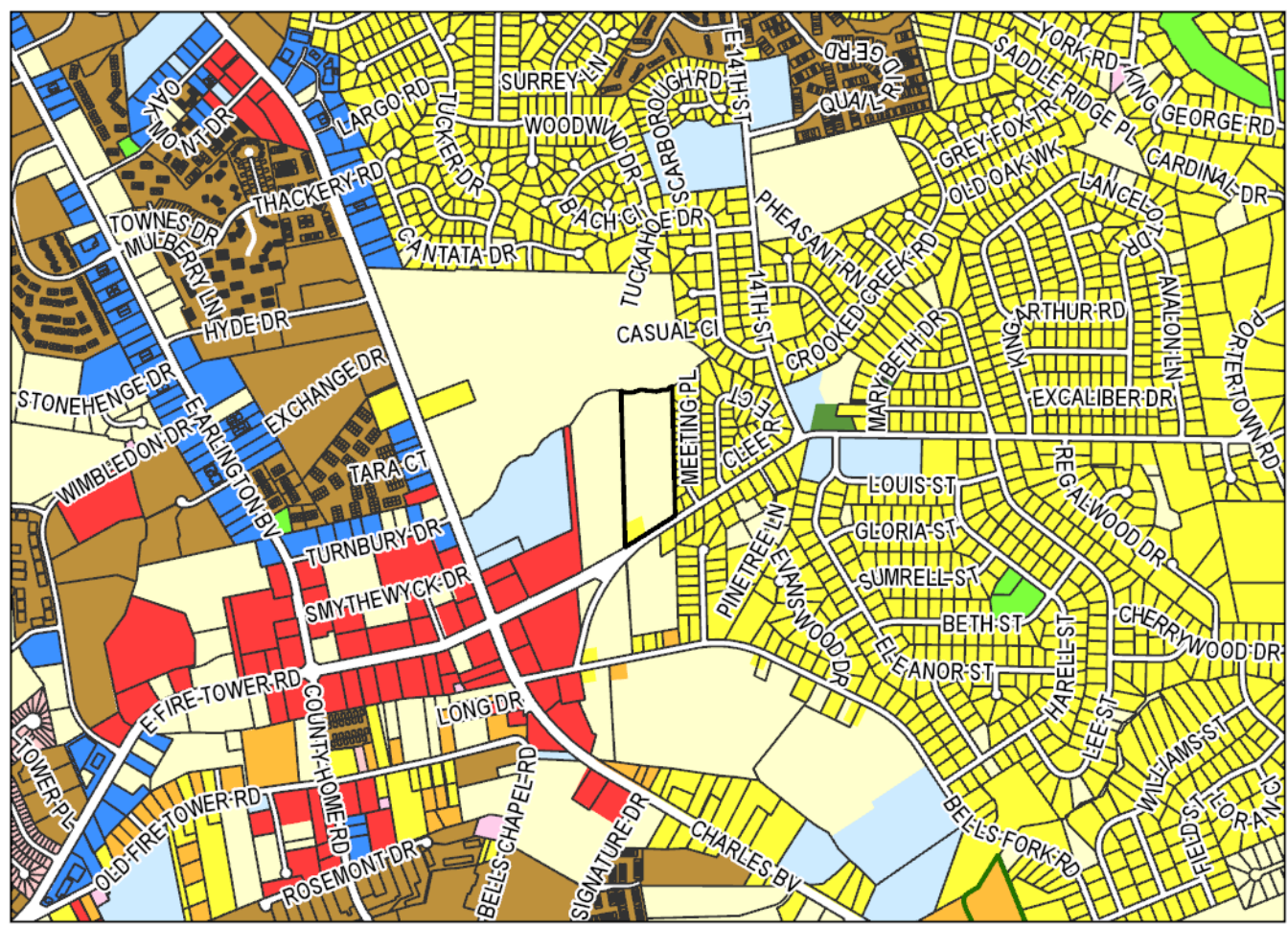
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



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# Activity Centers

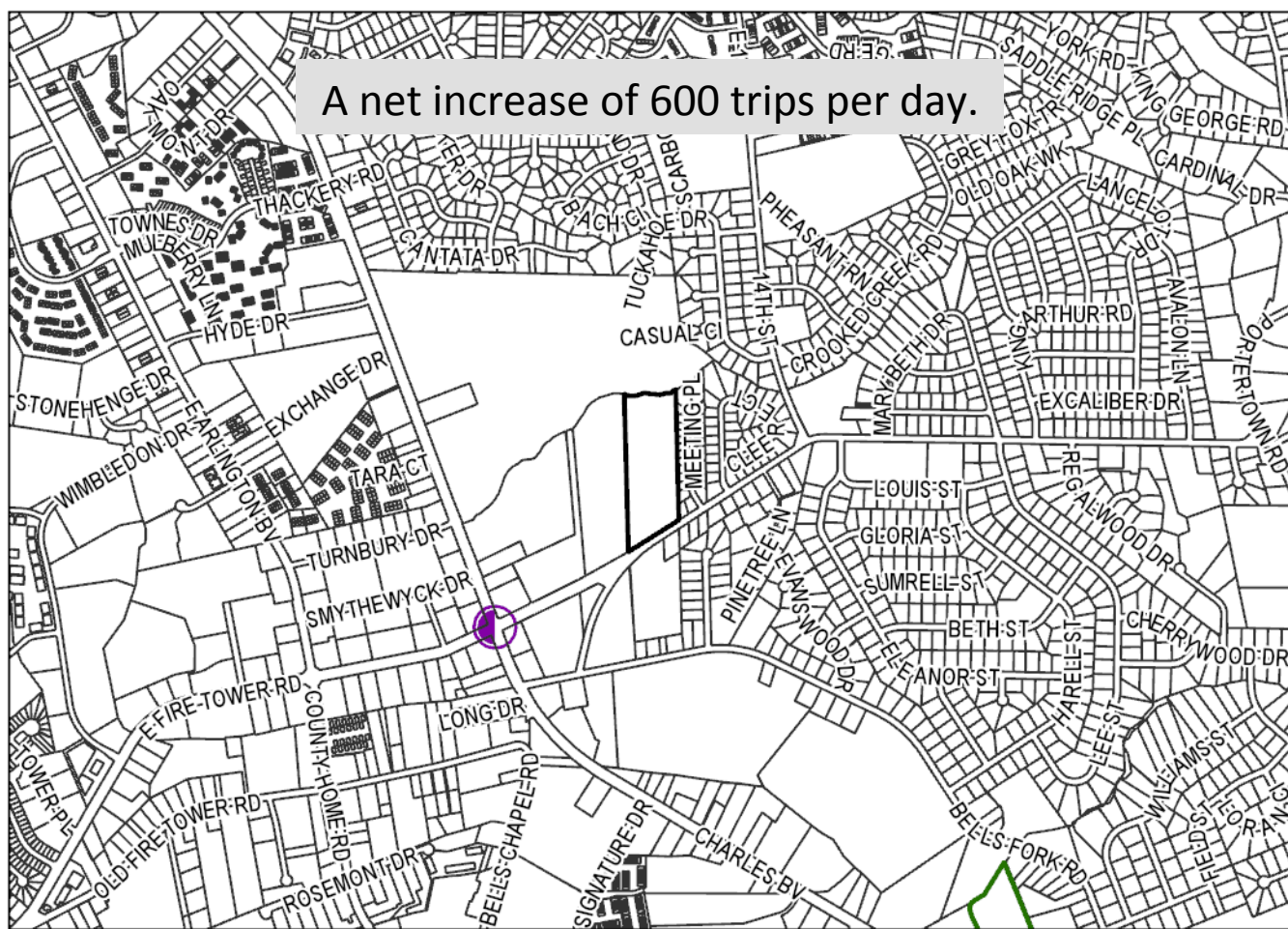
## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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A net increase of 600 trips per day.



0 0.25 0.5 1 Miles



# HISTORY

The Planning and Zoning Commission voted (6:2) to approve the request at its January 19, 2019 meeting.

This item was continued from the February 14, 2019 City Council meeting. A public hearing was held at that meeting. There was a motion to approve that resulted in a 3:3 vote. The Mayor broke the tie with a vote in favor of the approval. However, a two-thirds vote not including the Mayor is required for the ordinance to pass on the first reading. Therefore, this request was continued to the March 14, 2019 Council meeting.



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## Item 4

Ordinance to annex Blackwood Ridge, Phase 3 involving 3.6167 acres located between Corey Road and County Home Road and adjacent to Blackwood Ridge Subdivision




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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)


## City Council Voting District

### District

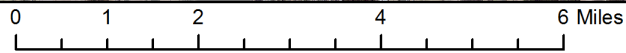
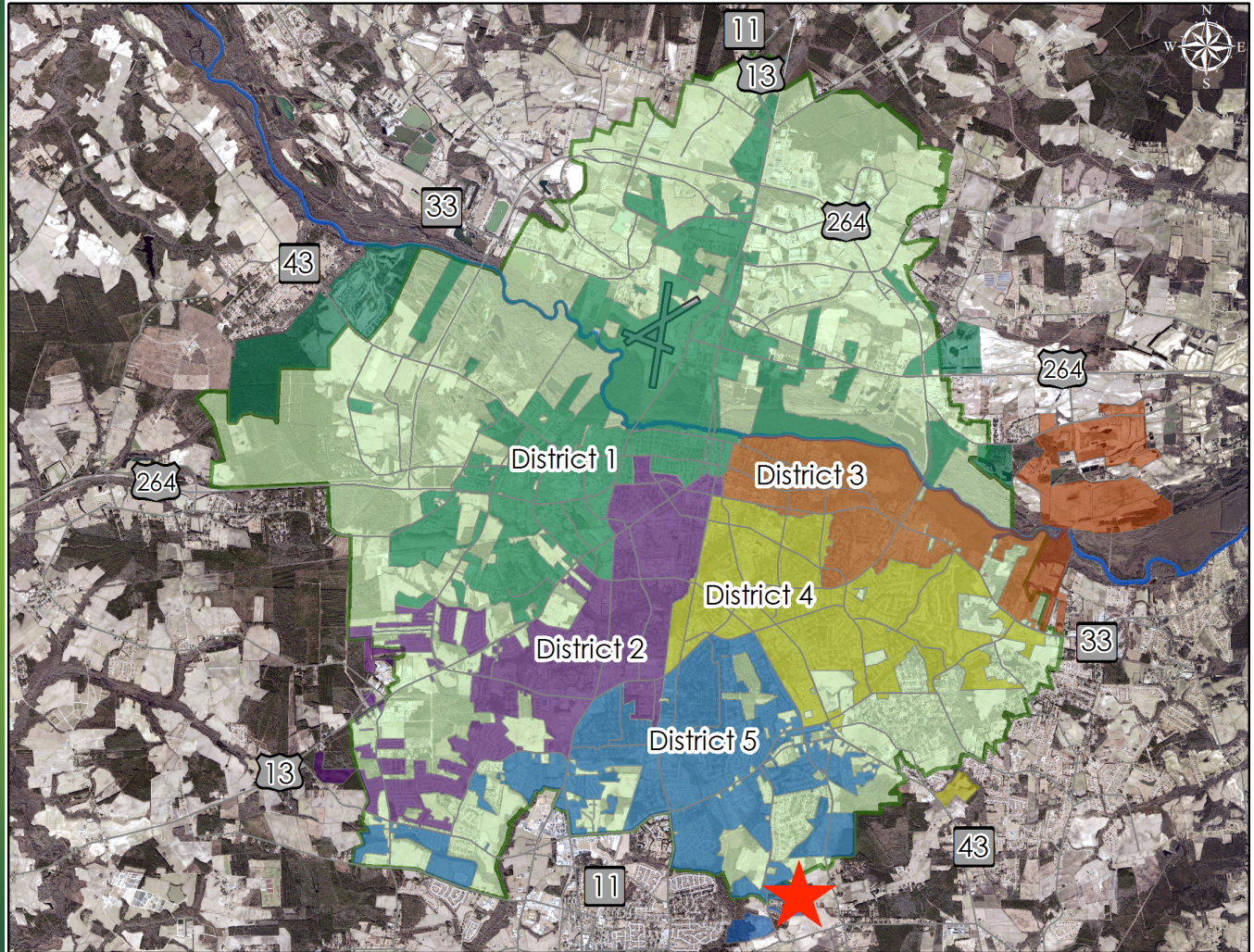
 District 1

 District 2

 District 3

 District 4

 District 5



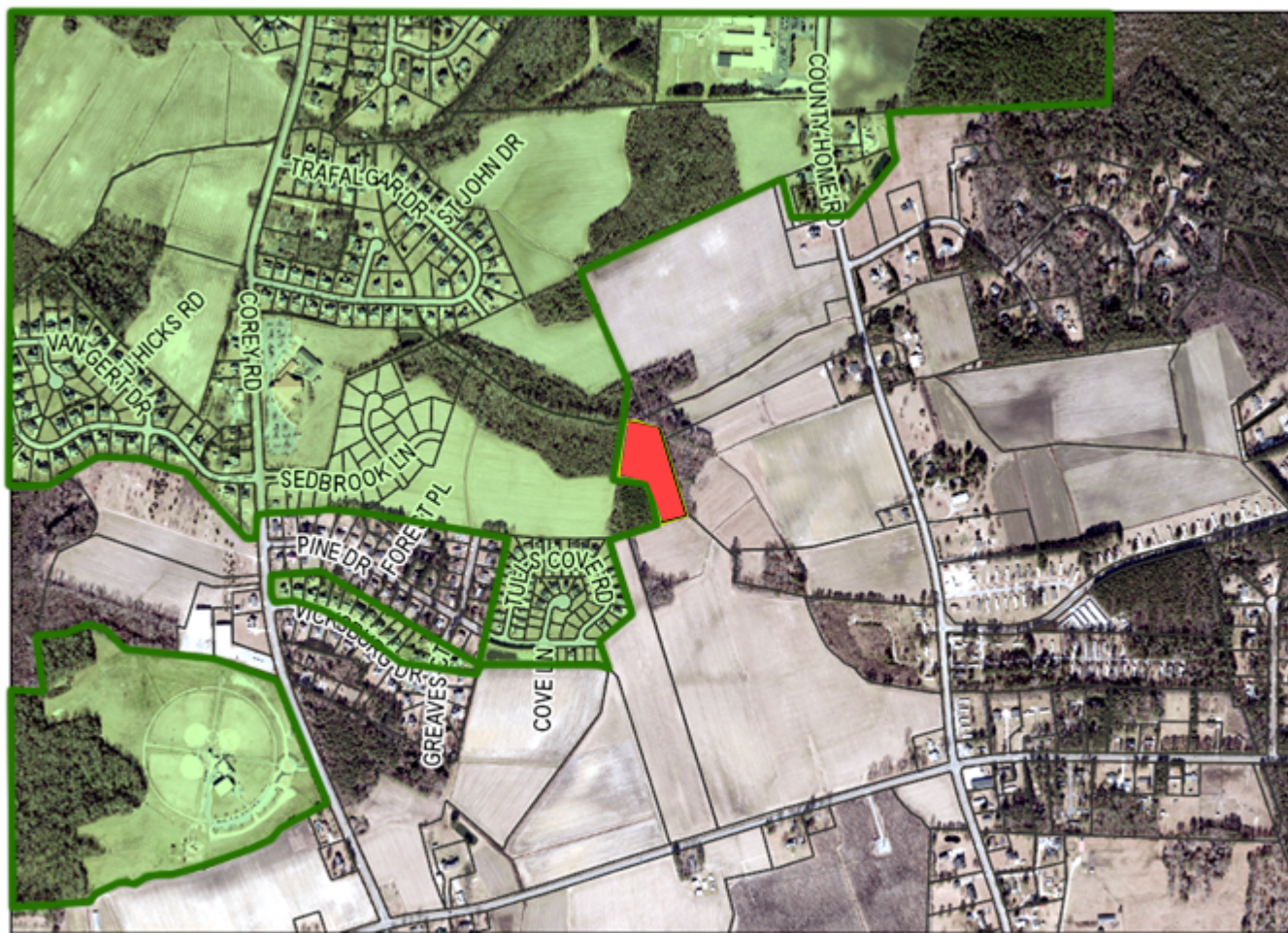
**Greenville**  
NORTH CAROLINA

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## Map Legend

-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Annexation



0 0.17 0.35 0.7 Miles



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## Item 5

Ordinance requested by Blackwood, Parrott, & Roberson, LLC to rezone 3.6167 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR to R9S





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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

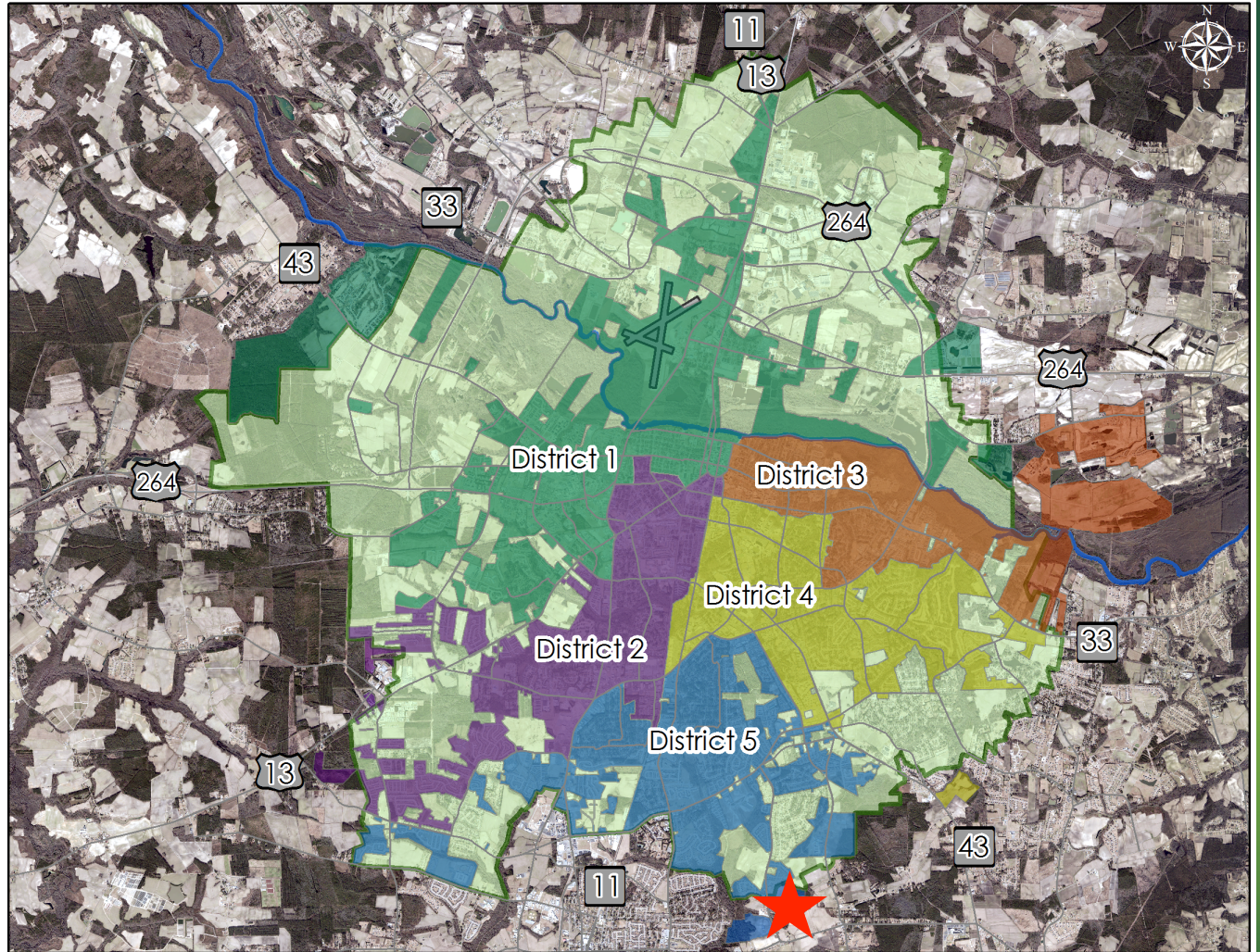
 District 1

 District 2

 District 3

 District 4

 District 5





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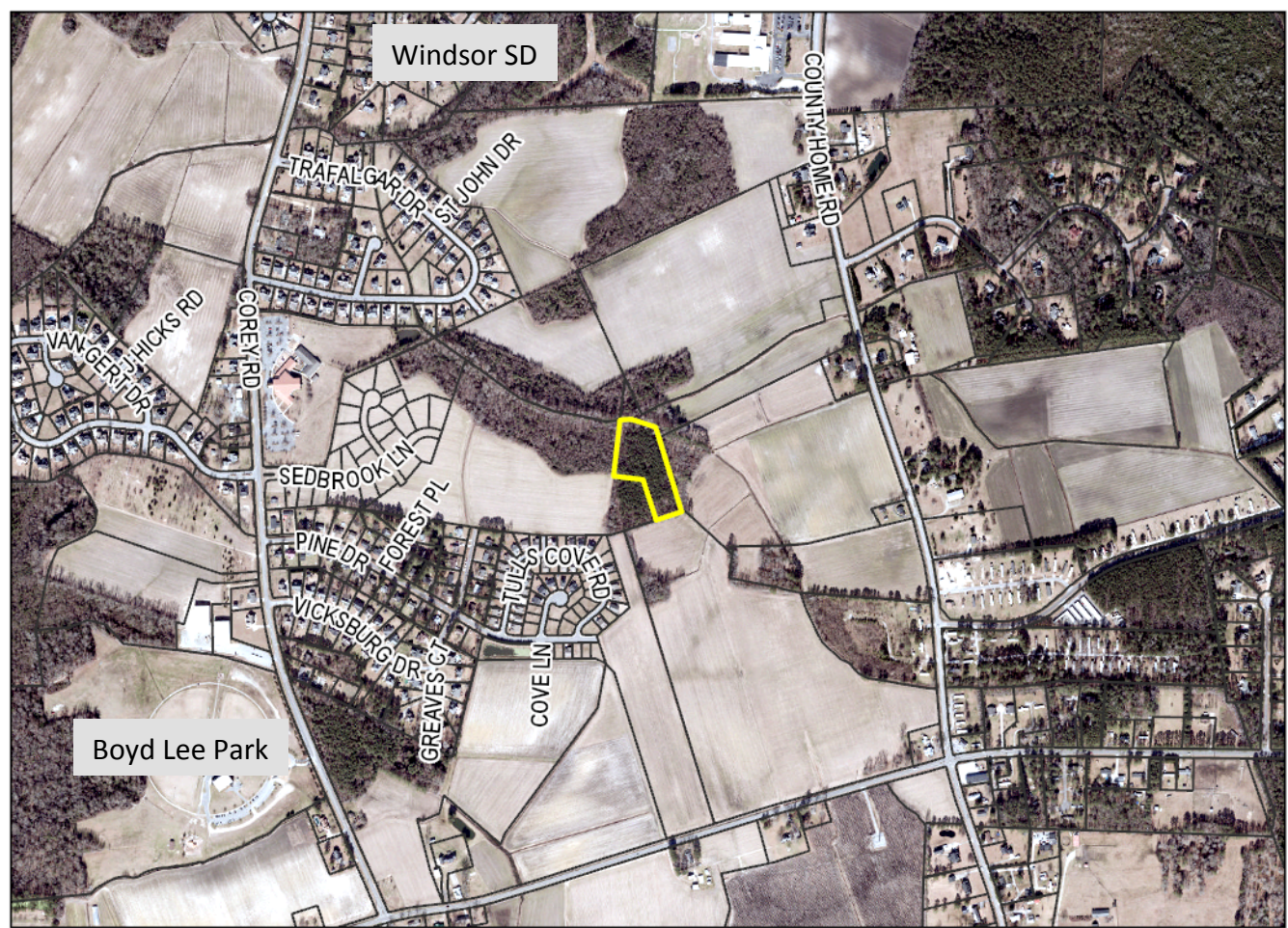
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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



0 0.17 0.35 0.7 Miles



**Greenville**  
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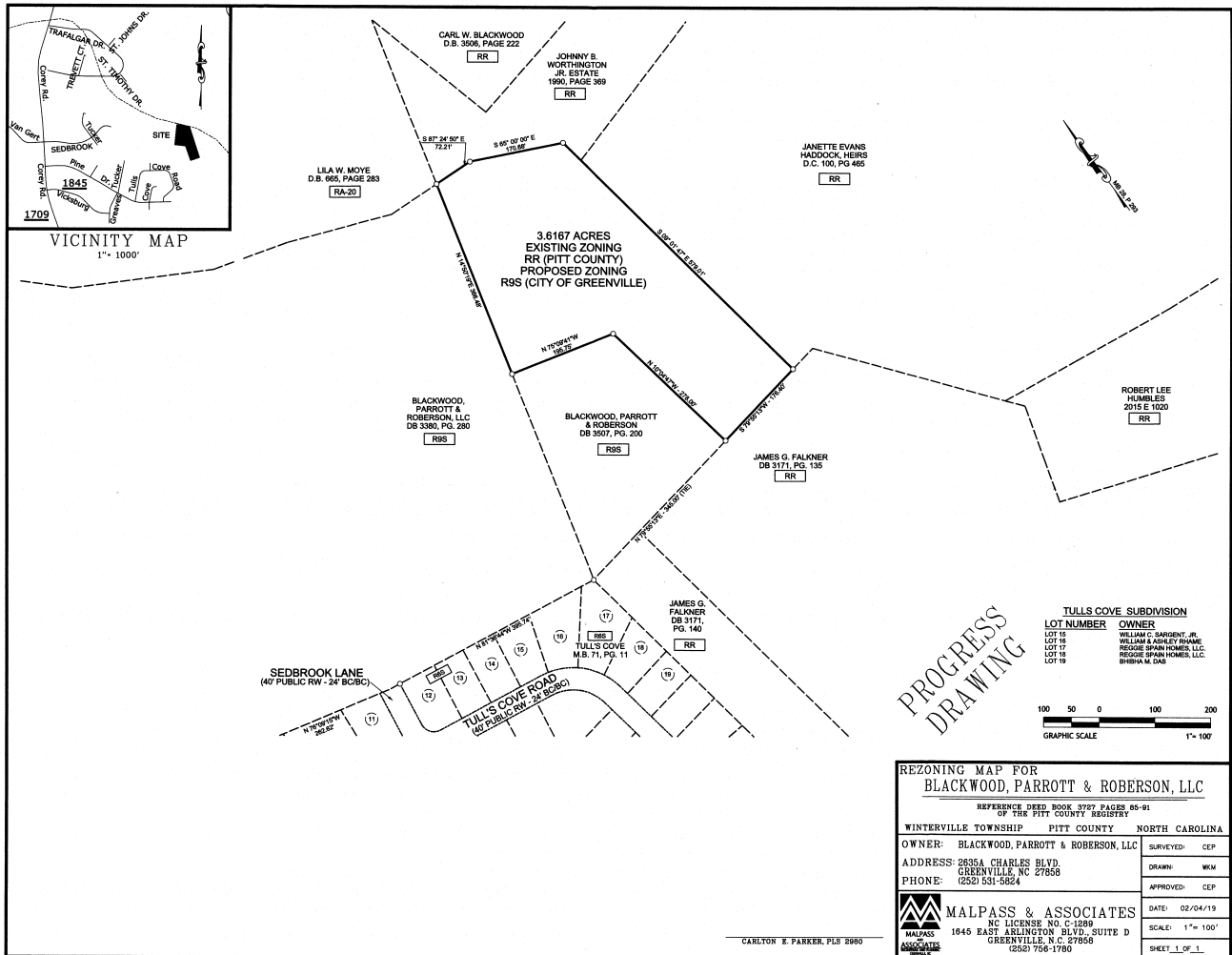
# Sedbrook Lane



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# 3.6167 Acres




PROJECT NO. P-1153 DRAWING NO. P1153REZZ DGN

12/04/2018 11:37:15 AM C:\Blackwood\Regg-Don\Parrott\31153res3.dgn  
 2/11/2019


















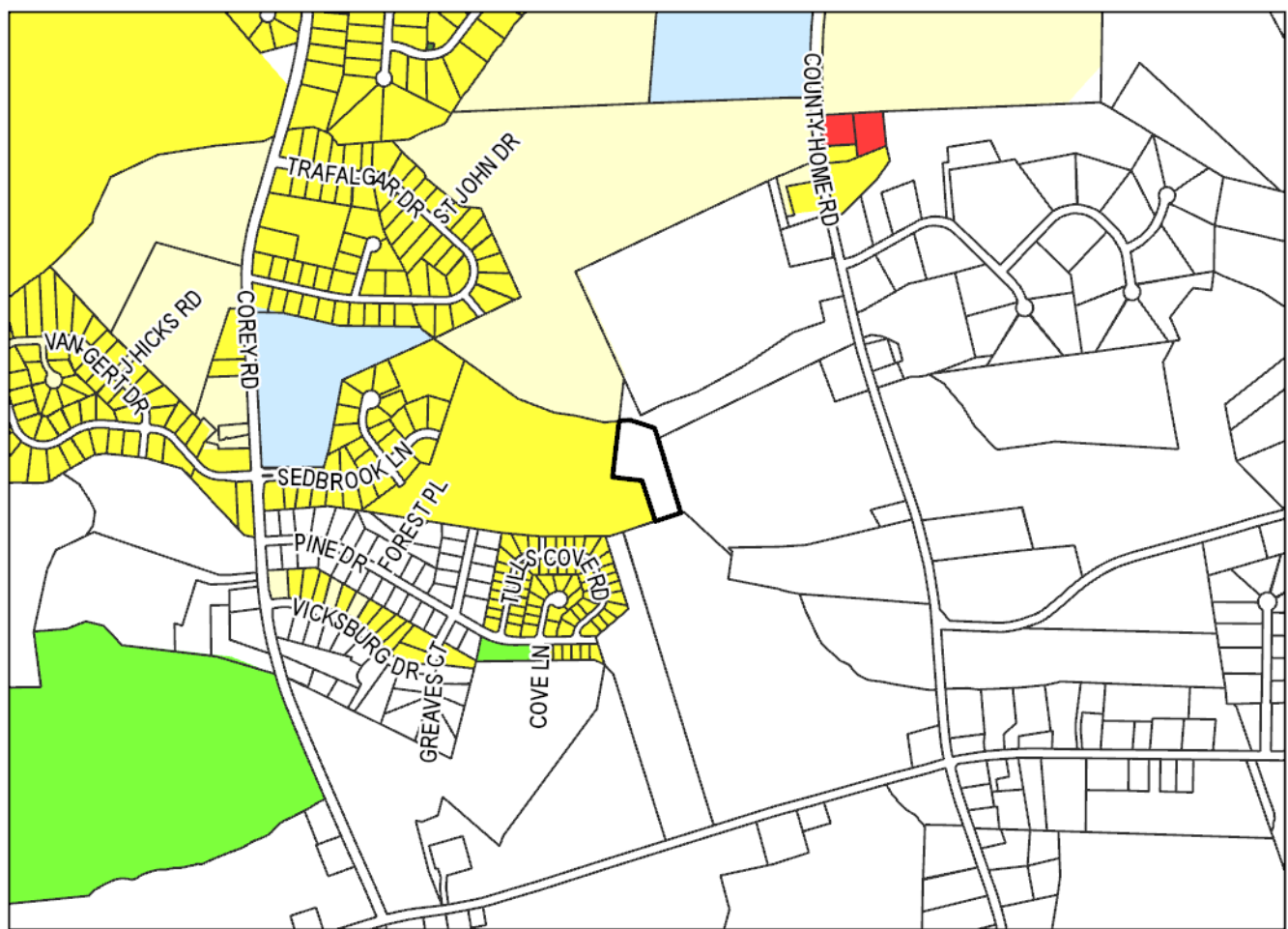
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



0 0.17 0.35 0.7 Miles

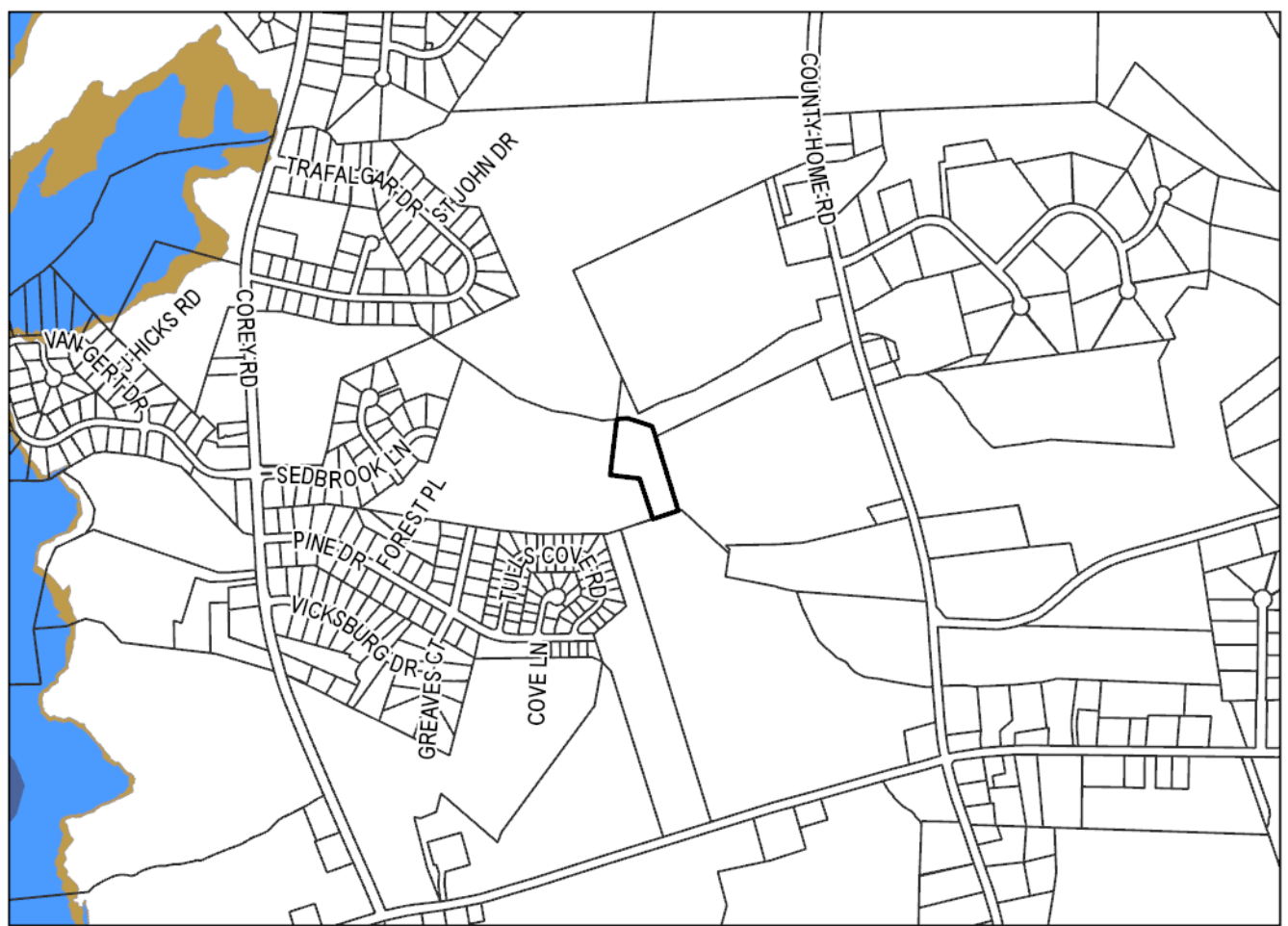
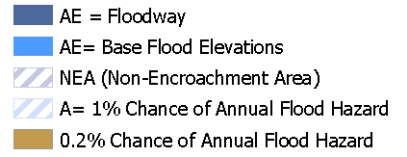


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# Flood Plain Map



0 0.17 0.35 0.7 Miles



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NORTH CAROLINA

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# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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No traffic report generated.

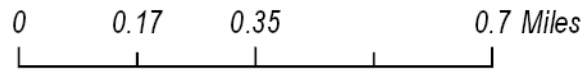
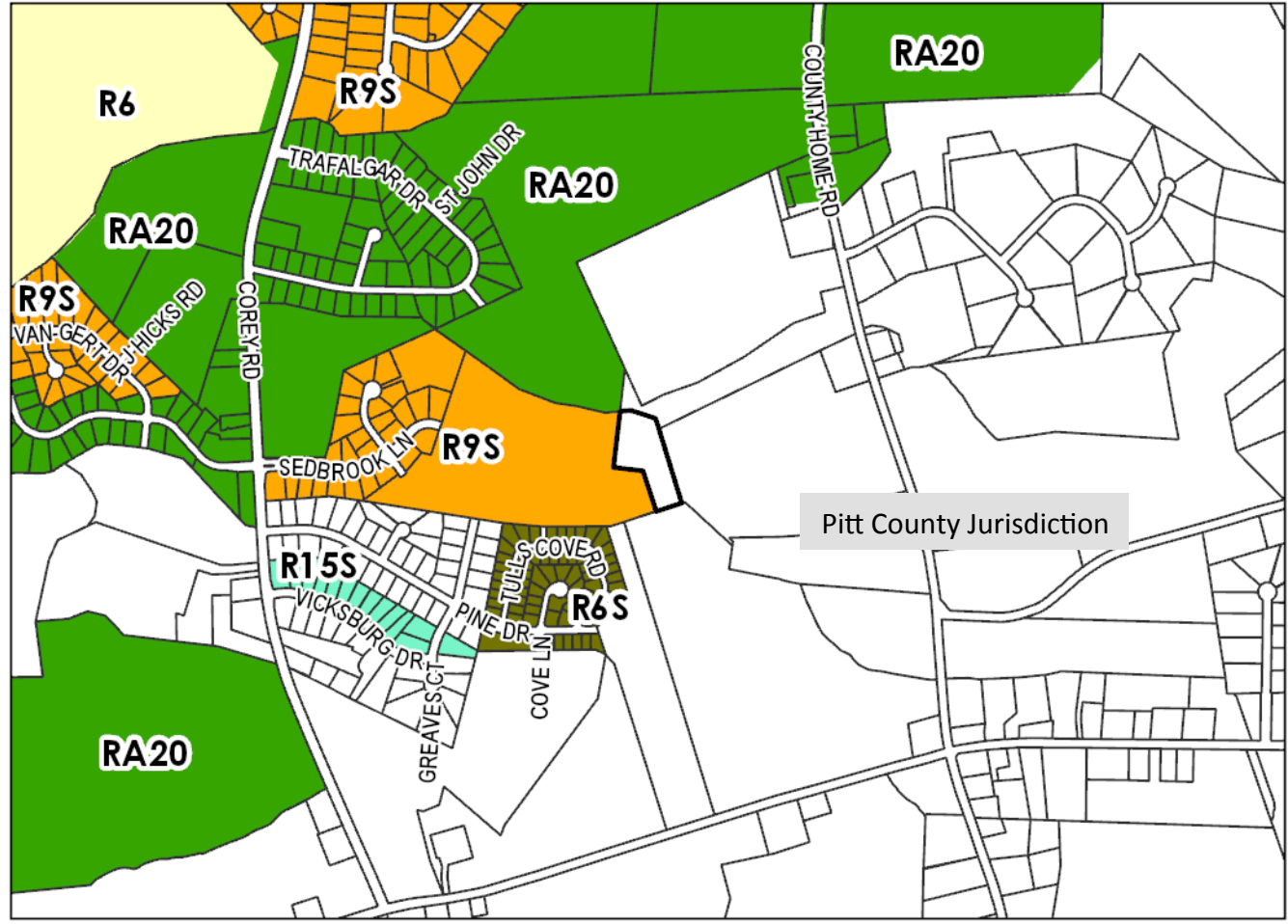


0 0.17 0.35 0.7 Miles

# Zoning Map

**Map Legend**

Rezoning	PIU	R6MH
Land Parcels	MI	R6N
CD	MO	R6S
CDF	MS	R9
CG	O	R9S
CH	OR	R9S-CA
CN	OR-UC	R15S
MCH	R6	PUD
MCG	R6A	MR
I	R6A-CA	MRS
IU	R6A-RU	RA20



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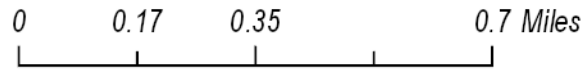
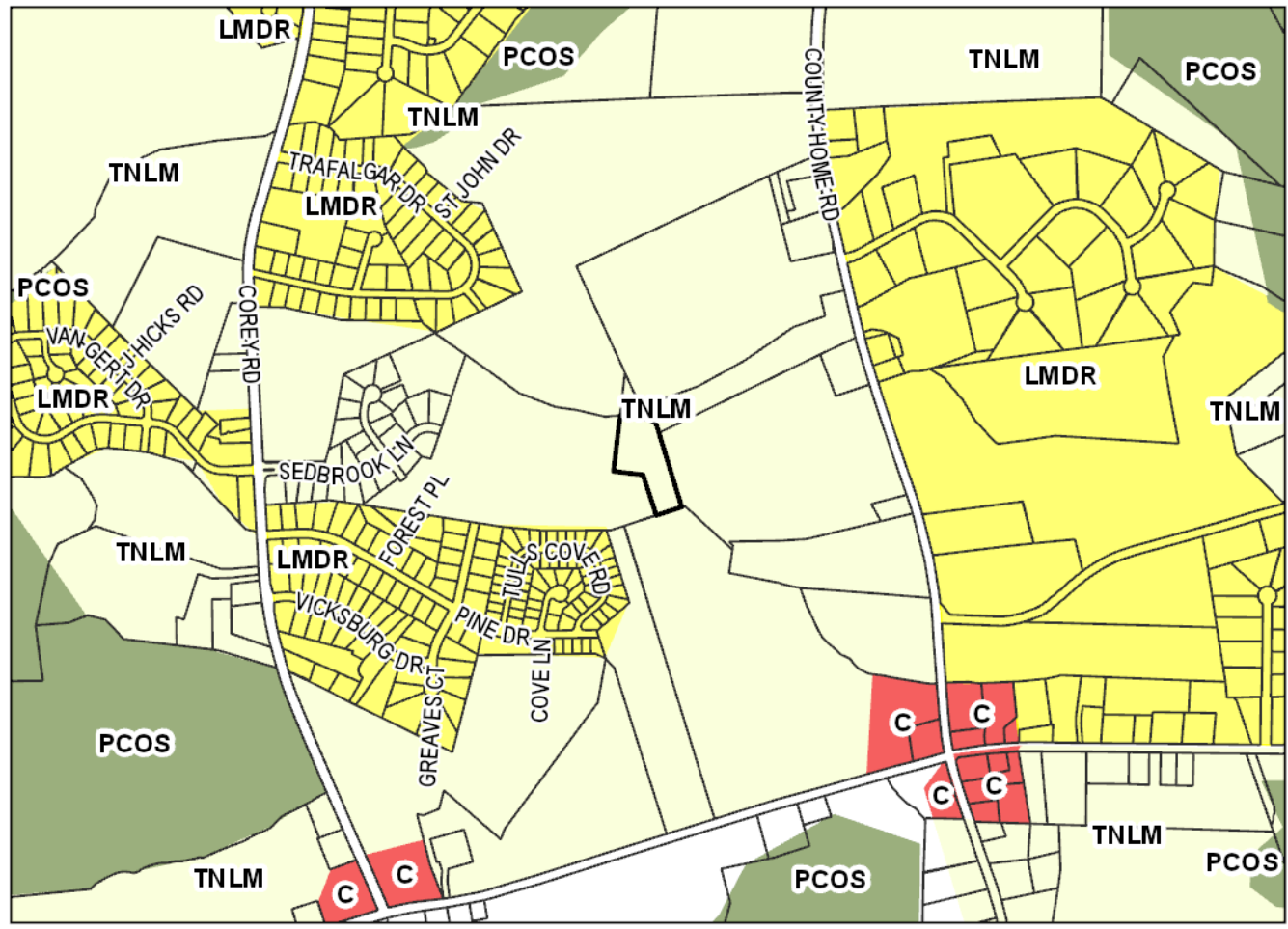
# Future Land Use & Character Map

**Map Legend**

- Rezoning
- Land Parcels

**Horizons2026 Future Land Use**

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics

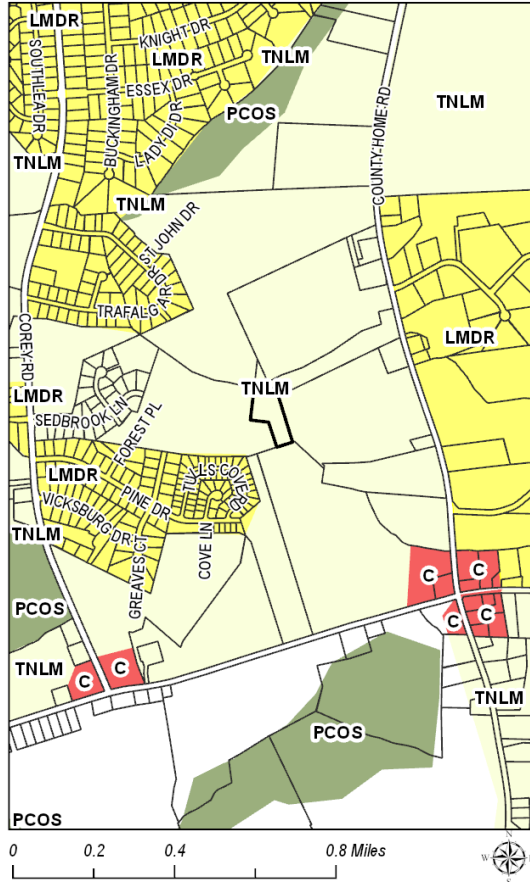


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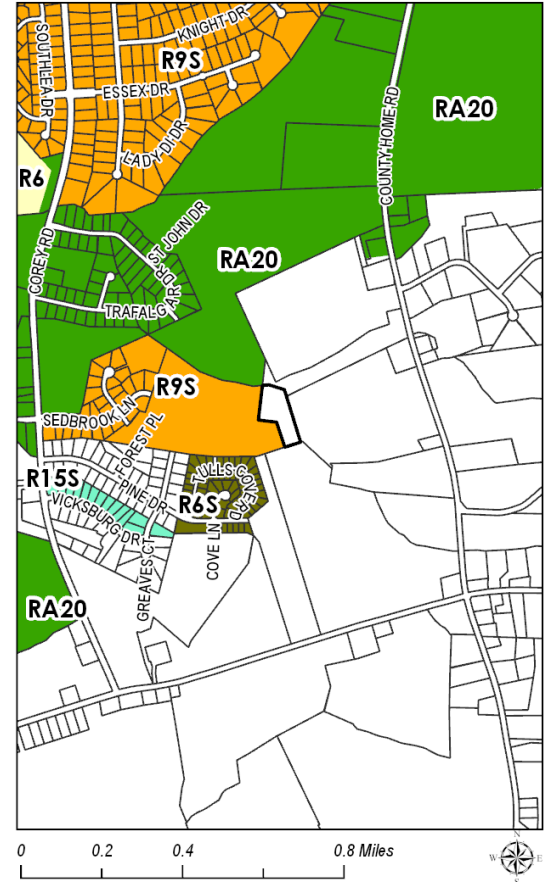
# Future Land Use & Character Map



## Map Legend

-  Rezoning Sites
-  Land Parcels

# Zoning Map



**Greenville**  
NORTH CAROLINA

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The Planning and Zoning Commission voted unanimously to approve the request at its March 19, 2019 meeting.



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## Item 6

Ordinance requested by Ocean Reef Investments, LLC to amend the Future Land Use and Character Map for 3.058 acres from HDR to C for property located on the SE corner of the intersection of MacGregor Downs Road and B's Barbecue Road



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# FUTURE LAND USE AND CHARACTER MAP

Item #3 Ordinance requested by Ocean Reef Investments, LLC to amend the Future Land Use and Character Map for 3.058 acres from the Residential, High Density (HDR) land use character to the Commercial (C) land use character for the property located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road.




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# General Location Map

## Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

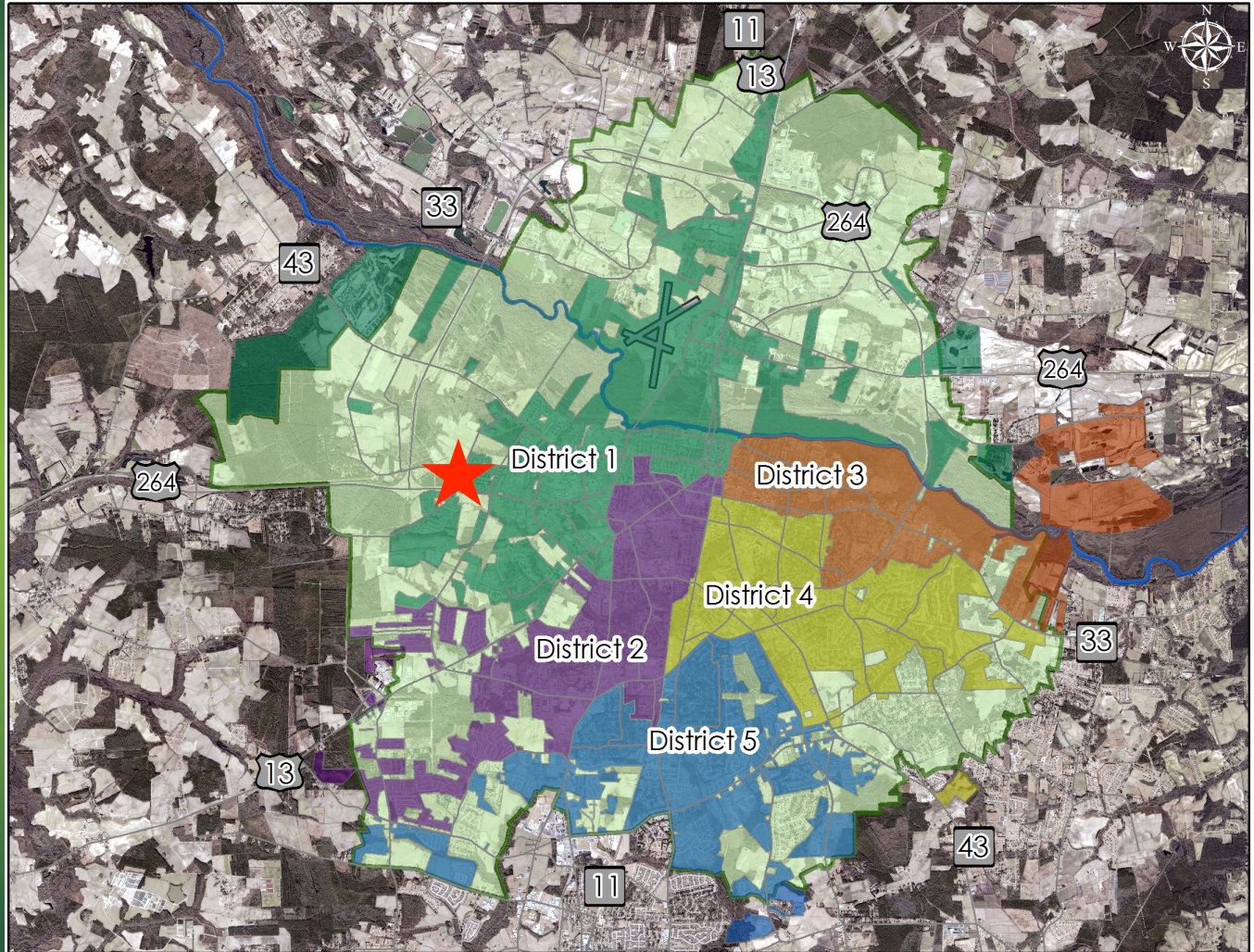
 District 1

 District 2

 District 3

 District 4

 District 5



0 1 2 4 6 Miles





**Greenville**  
NORTH CAROLINA

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# Aerial Map (2016)

## Map Legend

-  Rezonings
-  Land Parcels



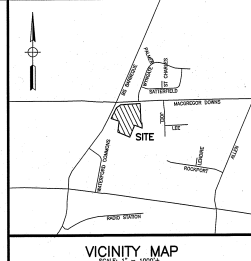
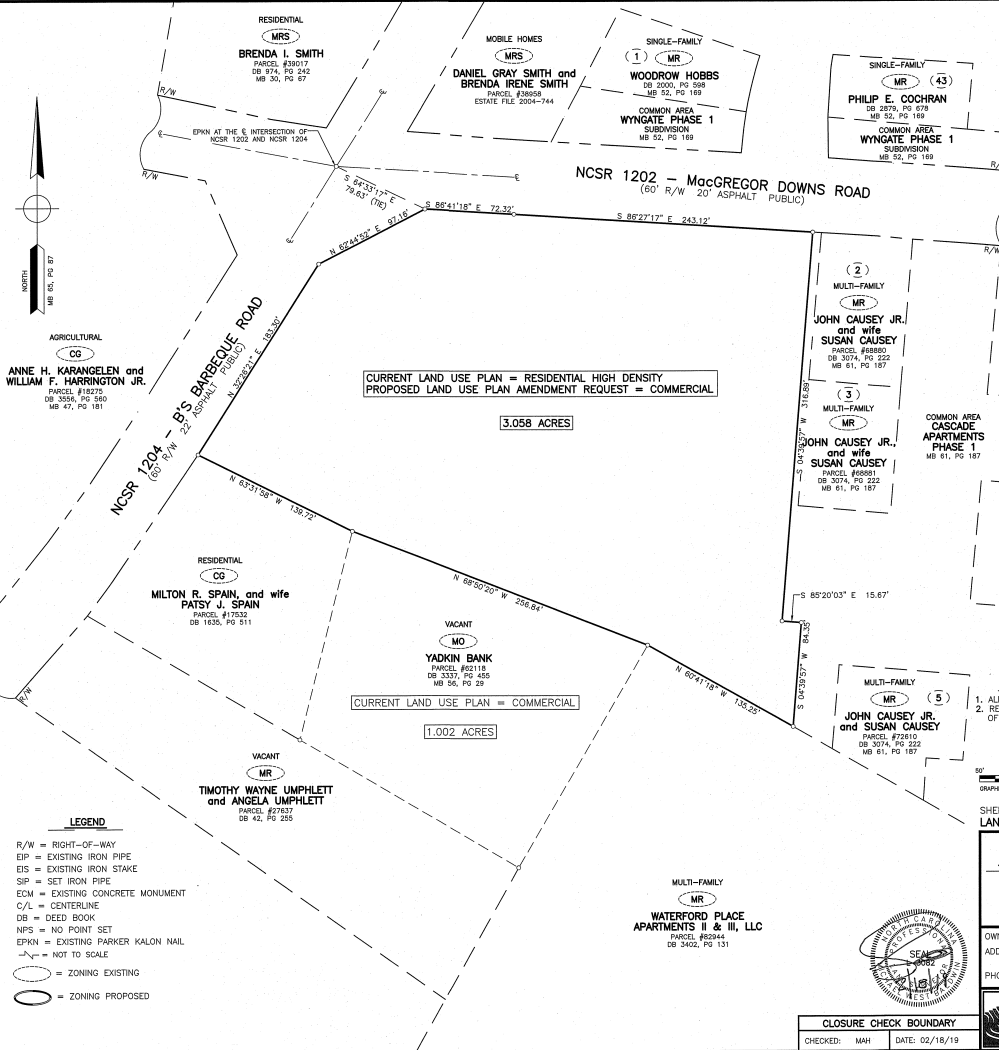
0 0.17 0.35 0.7 Miles



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# 3.058 acres

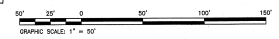


**PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY**

- BRENDA I. SMITH**  
83.3 DANIEL DRIVE  
GREENVILLE, NC 27834
- DANIEL GRAY SMITH, and BRENDA IRENE SMITH**  
PO BOX 434  
BEHLIVEN, NC 47810
- WOODROW HOBBS**  
22 CEDAR STREET  
CENTRAL NJ, NJ 11722
- PHILIP E. COCHRAN**  
428 PIRATE COVE ROAD  
WASHINGTON, NC 27889
- JOHN CAUSEY JR., and wife SUSAN CAUSEY**  
301 SLANEY LOOP  
WINTERVILLE, NC 28590
- WATERFORD PLACE APARTMENTS II & III, LLC**  
GREENVILLE, NC 27835
- MILTON R. SPAIN, and wife PATSY J. SPAIN**  
569 BRILEY ROAD  
GREENVILLE, NC 27834
- ANNE H. KARANGELIEN, and WILLIAM F. HARRINGTON JR.**  
322 RICHMOND LANE  
CHOCOWINNY, NC 27817
- YADKIN BANK**  
3600 GLENWOOD AVENUE, SUITE 300  
RALEIGH, NC 27612

**NOTES**

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: MAP BOOK 65, PAGE 87, OF THE PITT COUNTY REGISTER OF DEEDS.



SHEET 1 OF 1 TAX MAP # 4668-80-2869  
LAND USE MAP PLAN AMENDMENT REQUEST PARCEL# 62118

**OCEAN REEF INVESTMENTS, LLC**

REFERENCE: DEED BOOK 3337, PAGE 455 OF THE PITT COUNTY REGISTER OF DEEDS  
GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: YADKIN BANK  
ADDRESS: 3600 GLENWOOD AVENUE, SUITE 300  
RALEIGH, NC 27612  
PHONE: (919) 847-4461



	DESIGNED BY: N/A	APPROVED: MWB
	DRAWN: MSH	DATE: 02/18/19
ENGINEERING - SURVEYING - PLANNING 1702-D EAST JERKIN BLVD GREENVILLE, NC 27688 252.758.1300	CHECKED: MWB	SCALE: 1" = 50'

<b>CLOSURE CHECK BOUNDARY</b>	
CHECKED: MSH	DATE: 02/18/19

N:\P\B\18-0118 OCEAN REEF INVESTMENTS, LLC\LAND USE\Map, Feb. 18, 2019-3:01pm AMBERSCHEID





# B's BBQ Rd and Mac Gregor Downs Rd



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# Activity Centers

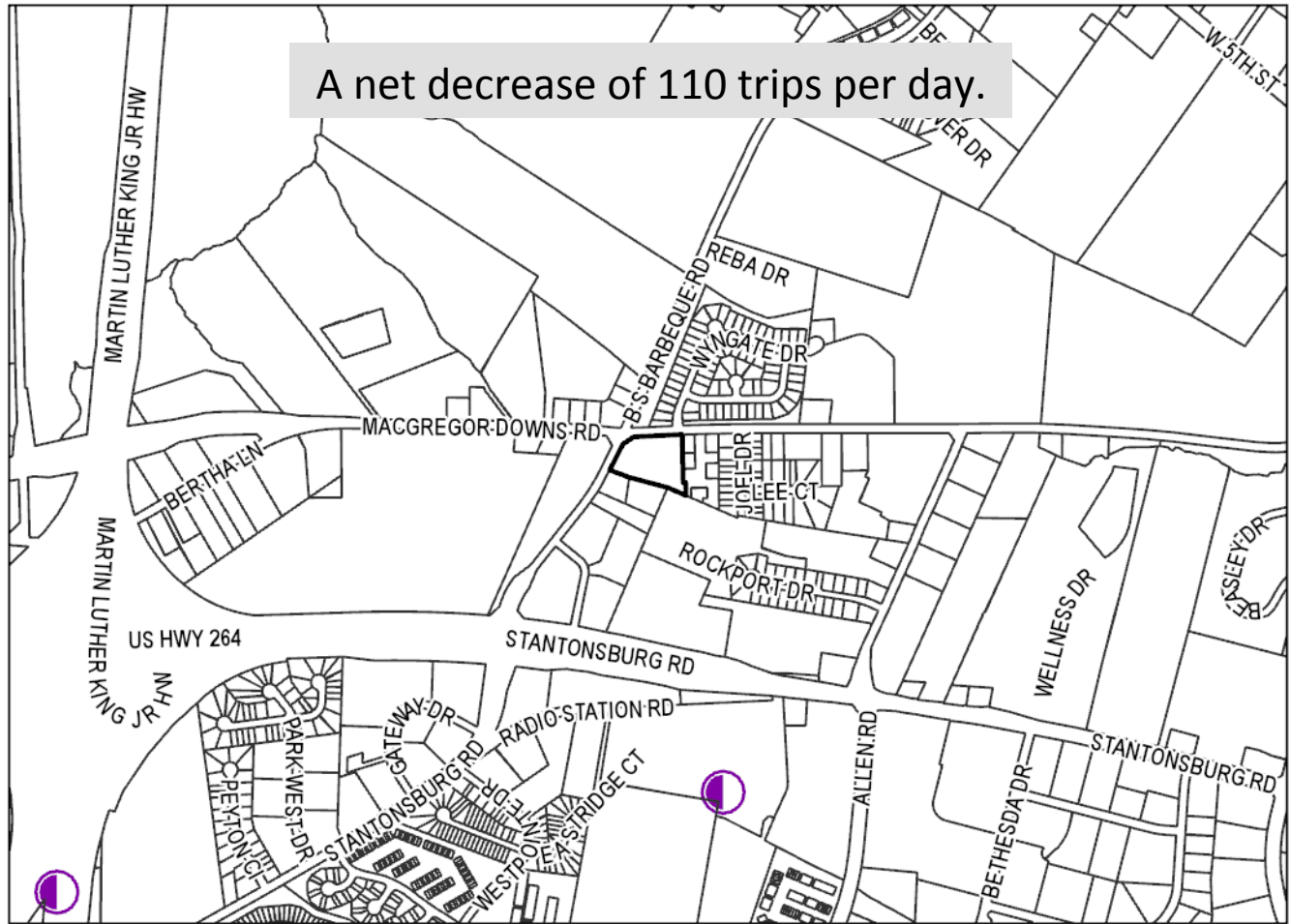
## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



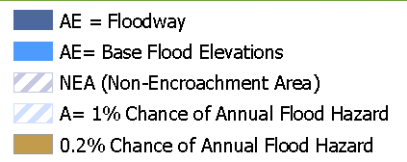
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A net decrease of 110 trips per day.



0 0.17 0.35 0.7 Miles

# Flood Plain Map



0 0.17 0.35 0.7 Miles



**Greenville**  
NORTH CAROLINA

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## **History**

**2015-2016 CPC held 9 meetings, 2 open houses and a 2-day workshop**

**2 meetings and the workshop were focused on the Future Land Use and Character map to gather ideas, input, and comments from all interested parties**



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## **Principles:**

- 1. Infill and redevelopment are priorities**
- 2. Quality design**
- 3. Greater intensity of development in some locations**
- 4. Create well-connected places**
- 5. A vibrant Uptown**
- 6. Create neighborhoods, maintain established ones**
- 7. Protect natural features/amenities**
- 8. Sustainable development practices**



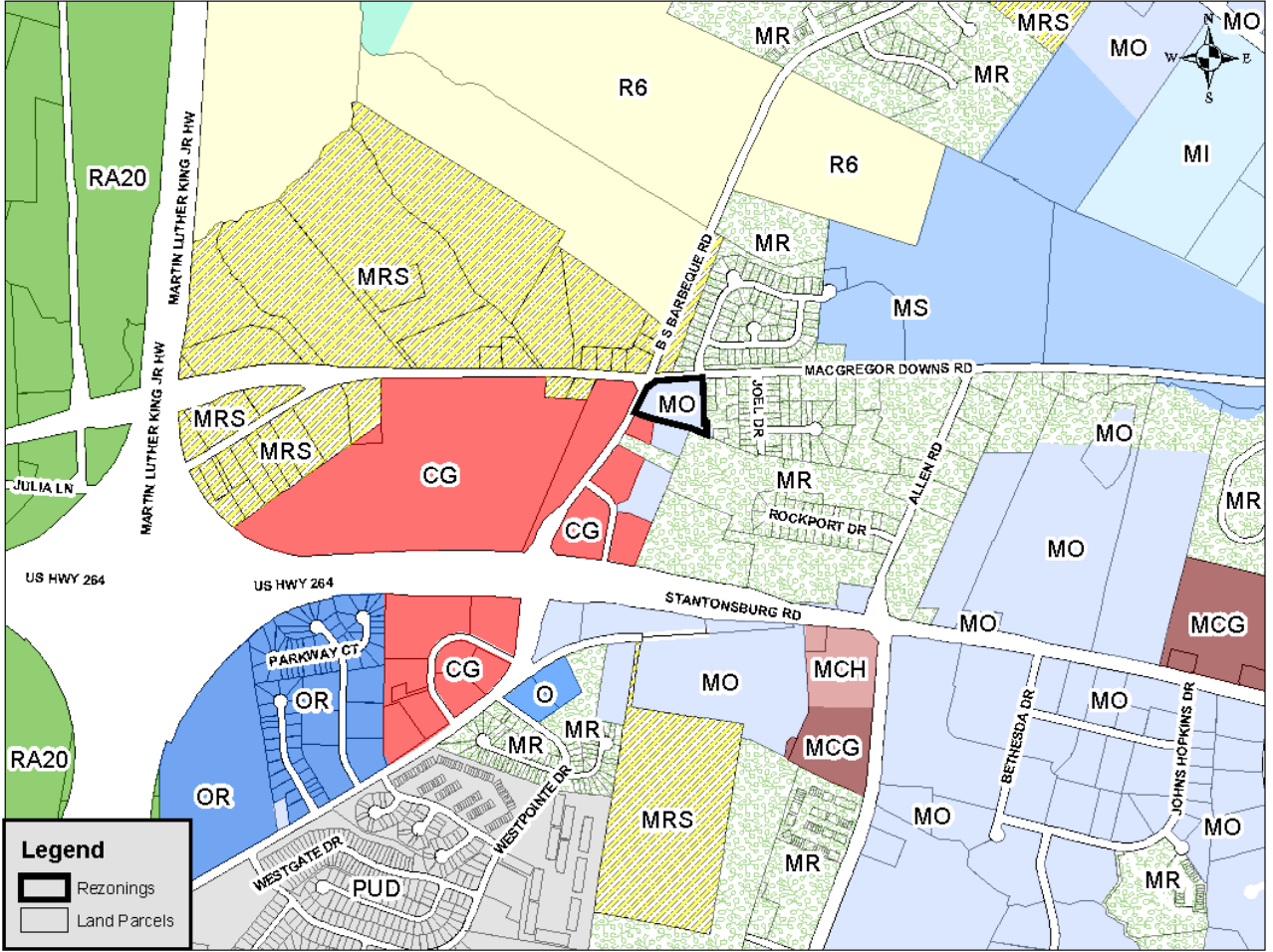
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# Zoning Map

## Map Legend

	Rezoning		PIU		R6MH
	Land Parcels		MI		R6N
	CD		MO		R6S
	CDF		MS		R9
	CG		O		R9S
	CH		OR		R9S-CA
	CN		OR-UC		R15S
	MCH		R6		PUD
	MCG		R6A		MR
	I		R6A-CA		MRS
	IU		R6A-RU		RA20

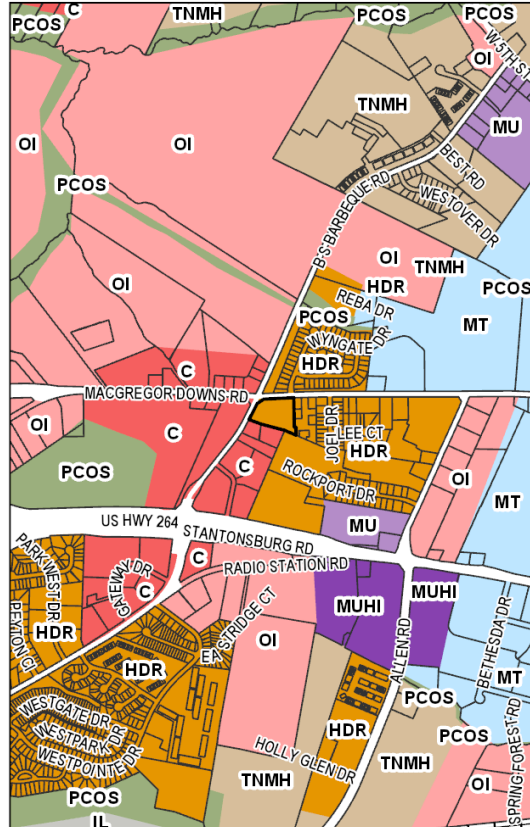


	Rezoning
	Land Parcels

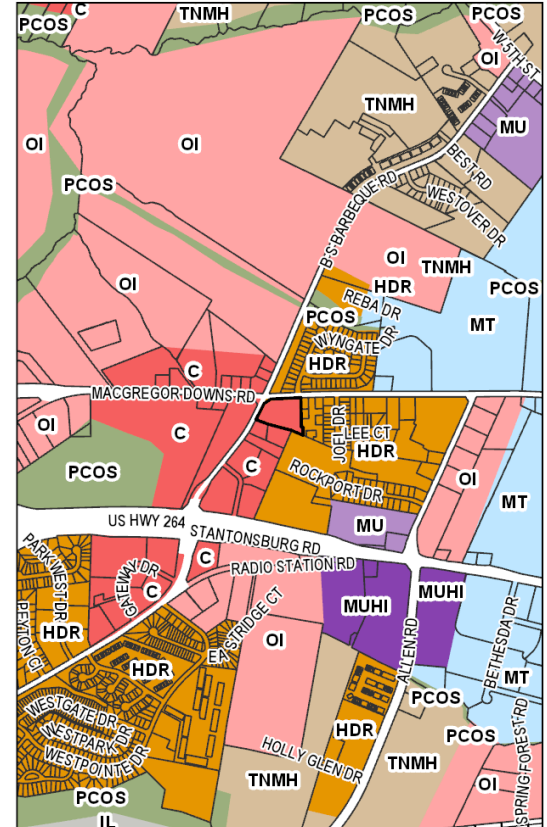


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# Future Land Use & Character Map CURRENT



# Future Land Use & Character Map PROPOSED



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The Planning and Zoning Commission voted unanimously to approve the request at its March 19, 2019 meeting.



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## Item 7

Ordinance requested by the Community Development Department to amend Title 9, Chapter 4, Article U, Table of Uses c-3 to allow barber and beauty shops as a home occupation with a special use permit



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Home occupation. An activity conducted for financial gain as an accessory use to a detached single-family dwelling unit by a member of the family residing in the dwelling unit.

- Barber and beauty shop; manicure, pedicure or facial salon; and other similar personal service activities not otherwise listed: shall be limited to not more than one operator or service provider at all times. Concurrent and/or shift employment shall not be permitted.



Currently allowed as SPECIAL USE in the following zoning districts: RA20, R6, R6A and CDF

## STANDARDS

- (a) Single-family dwelling units;
- (b) No detached accessory structure or building;
- (c) Only accessory use;
- (d) No more than 20% of the mechanically conditioned enclosed floor space of the dwelling unit;





- (e) Only employ more than one person other than those persons legally residing within the principal use dwelling;
- (f) Shall not be visible from any public right-of-way or adjacent property line;
- (g) No on-site sales of products;
- (h) No outside storage of related materials, parts or supplies;
- (j) Shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.



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# SIGNAGE:

Wall sign no larger than 2 sq. ft.

# REQUIRED PARKING SPACES: 4

- Dwelling, single-family 2 spaces
- Barber or beauty shop; principal or accessory use 2 spaces per barber, beautician or other employee

The proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

## Chapter 4: Growing a Economic Hub

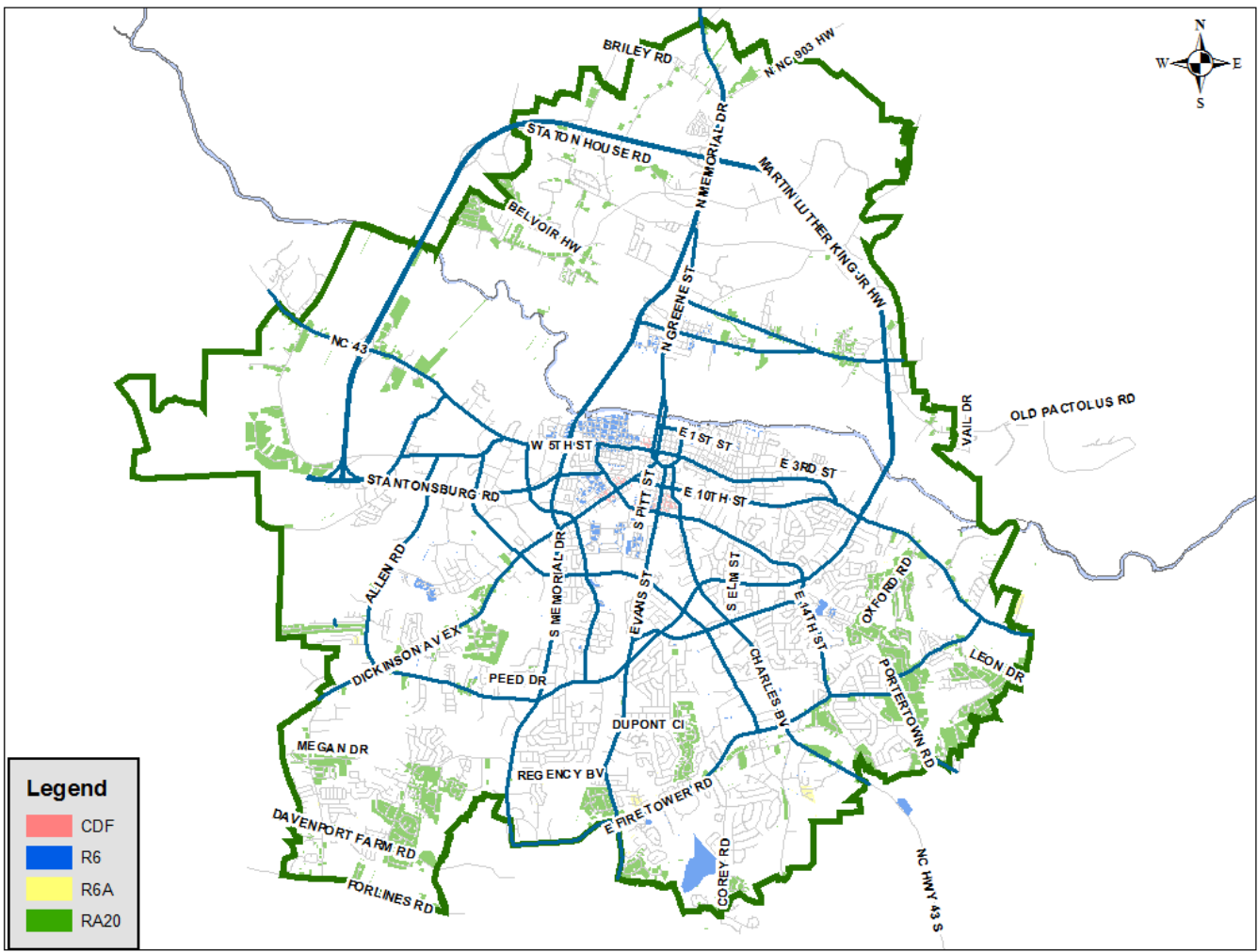
### Goal 4.1 A Vibrant and Growing Economic Hub

*Policy 4.2.5 Support Home Offices and Telecommuting*  
*“Support the use of home offices as an essential workspace for small business and small firms. Many entrepreneurs begin working out of their own home before committing to designated office space. Support infrastructure necessary for telecommuting, which can provide flexibility for workers and businesses to expand.”*





# Current/ Potential Locations



**Legend**

- CDF
- R6
- R6A
- RA20



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The Planning and Zoning Commission voted unanimously to approve the request at its March 19, 2019 meeting.



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## **Item 8**

Resolution approving a Job Creation Grant and economic development agreement with Taft Family Ventures



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- Taft Family Ventures (TFV) is consolidating several of their divisions into one location at 631 Dickinson Ave. TFV provides a wide range of services ranging from property management to new construction.
- The new TFV Headquarters will bring 15 new jobs to the Dickinson Avenue Corridor, in addition to the 22 current jobs.
- These jobs will pay, on average, \$62,130 per year.
- The new TFV Headquarters will bring 15 new jobs to the Dickinson Avenue Corridor, in addition to the 22 current jobs. Resulting in 37 FT Jobs in Uptown Greenville by the Summer of 2019.



- Taft Development Group (TDG)
- Taft Management Group (TMG)
- Taft Construction Group (TCG)
- Taft-Mills Group's (Taft-Mills)
- Taft Family Office (TFO)



# Job Creation Grant

## *Public Hearing*

- This is the City's first Job Creation Grant.
- This funding is based off of an increase in property tax generated from the investment, with 75% of the increase being returned to the business as an incentive.
- The grant period being proposed is 7 years, per City Council approval.
- Based on OED calculations, the estimated total incentive generated under the maximum (7 years) of the award will be **\$69,560.40**
- Staff recommends to City Council that Taft Family Ventures be awarded the Job Creation Grant.



# Item 9

## Stormwater Utility Fee Alternatives



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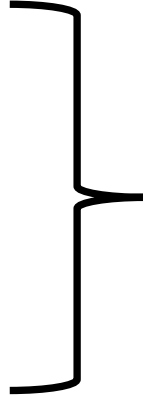
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**STORMWATER ANALYSIS**  
**UTILITY FEE ALTERNATIVES**

# STORMWATER ANALYSIS

## UTILITY FEE ALTERNATIVES

- **Alternative A**
- **Alternative B**



### Evaluated Based On:

1. **Funding Parameters**
2. **Preventive Maintenance Levels**
3. **Projects Funded**





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**UTILITY FEE ALTERNATIVES**  
**FUNDING PARAMETERS**



# UTILITY FEE ALTERNATIVES

## FUNDING PARAMETERS

Parameter	Current Plan	Alt. A	Alt. B
Increase in Rate per ERU Over 5 Years	\$0.00	\$2.00	\$4.00
Monthly Administrative Charge per Account	\$0.00	\$0.00	
Minimum Charge of 1 ERU per Account	No	No	
Pay-As-You-Go Funding of Projects	Yes	Yes	
Debt Financing Used to Fund Projects	No	Yes	
Long Range Debt Plan Methodology Used	No	Yes	
Fund Balance Used to Manage Projects	No	Yes	



# UTILITY FEE ALTERNATIVES

## FUNDING PARAMETERS

Year	Current Plan	Alt. A	Alt. B
FY2019	\$ 5.35	\$ 5.35	\$ 5.35
FY2020	5.35	5.35	5.35
FY2021	5.35	6.35	6.35
FY2022	5.35	7.35	7.35
FY2023	5.35	7.35	8.35
FY2024	5.35	7.35	9.35
5 Yr Increase	\$ -	\$ 2.00	\$ 4.00





# UTILITY FEE ALTERNATIVES

## FUNDING PARAMETERS

Fee Type	Current Plan	Alt. A	Alt. B
<b>Projected Monthly Fees at 5th Year:</b>			
Box Store	\$ 866.70	\$ 1,190.70	\$ 1,514.70
Fast Food Restaurant	107.00	147.00	187.00
Residential (Tier II)	10.70	14.70	18.70
Apartment (Multi-Story)	1.76	2.42	3.08
<b>Projected Monthly Difference From Current Plan:</b>			
Box Store		\$ 324.00	\$ 648.00
Fast Food Restaurant		40.00	80.00
Residential (Tier II)		4.00	8.00
Apartment (Multi-Story)		0.66	1.32



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**UTILITY FEE ALTERNATIVES**  
**PREVENTIVE MAINTENANCE LEVELS**



# UTILITY FEE ALTERNATIVES

## PREVENTIVE MAINTENANCE LEVELS

Levels	Current Plan	Alt. A	Alt. B
Inspections of New Infrastructure	10.0%	50.0%	
Public Channels Cleaned	Every 2 Years	Every Year	
Catch Basins Cleaned / Inspected	Every 5 Years	Every 2.5 Years	
All Pipes Cleaned / Inspected	As Needed	Every 7 Years	
Utility Bill Audits	None	Yes	
Condition Assessment	None	20 Year Full Review	
Annual Funding of Preventive Maintenance	\$ -	1,500,000	



# UTILITY FEE ALTERNATIVES

## PREVENTIVE MAINTENANCE LEVELS

Service Levels	
Inspections of New Infrastructure	50.0%
Public Channels Cleaned	Every Year
Catch Basins Cleaned/Inspected	Every 2.5 Years
All Pipes Cleaned/Inspected	Every 7 Years
Utility Bill Audits	Yes
Condition Assessment	20 Yr Full Review
<b>Annual Funding for Preventive Maint</b>	<b>\$1,500,000</b>



Operational Requirements	
Staffing Requirements (Positions)	
Stormwater Billing Technician	1.0
Asset Manager	1.0
CCTV Inspection Coordinator	1.0
Camera Operator	1.0
Construction Inspector	2.0
Construction Workers	2.0
Sr. Construction Worker	2.0
Equipment Operator	2.0
Heavy Equipment Operator	4.0
Total Positions	16.0
Equipment Requirements	
Inspector Vehicles	2.0
Tracked Excavator	1.0
Regular Sized Truck	4.0
Oversized Truck	1.0
Jet-Vac Truck	1.0

**Preventive Maintenance Staffing to be Phased in Over Two Fiscal Years Starting FY2019-20 (i.e. Next Year)**





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**UTILITY FEE ALTERNATIVES**  
**PROJECTED FUNDING LEVELS**



# UTILITY FEE ALTERNATIVES

## PROJECTED FUNDING LEVELS

	Projected Funded Over 5 Years		
	Pay-As-You-Go	Debt Funded	Total
Current Plan	\$ 5,000,000	\$ -	\$ 5,000,000
Alternative A	\$ 9,200,000	\$ 6,000,000	\$ 15,200,000
Alternative B	\$ 10,500,000	\$ 15,000,000	\$ 25,500,000

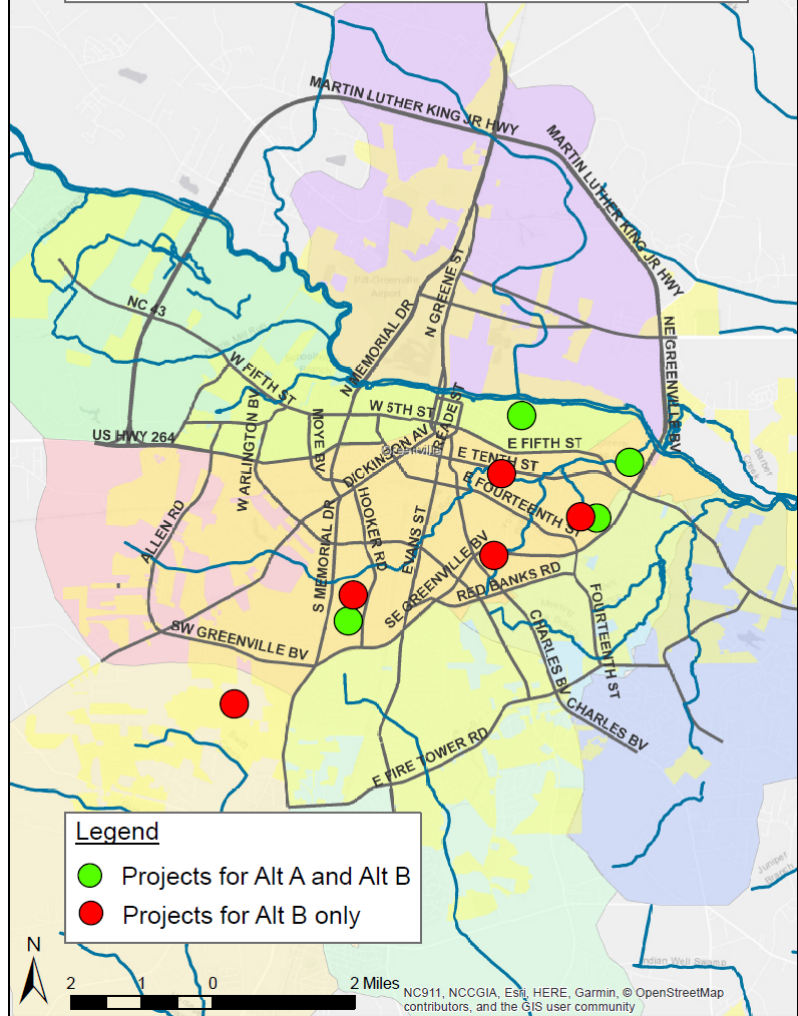


# UTILITY FEE ALTERNATIVES

## ESTIMATED PROJECT FUNDED

Project	Alt. A	Alt. B
St. Andrews Stream Bank (SB) Stabilization	✓	✓
Cedar Lane Pipe Network Upgrade	✓	✓
Elm Street Pipe Network Upgrade	✓	✓
GMR Floodplain Benching	✓	✓
Emergency Repairs	✓	✓
Bank Stabiization (Private Property)	✓	✓
Forest Hill Drive SB Stabiization		✓
Greenbrier Pipe Network Upgrade		✓
Cedar Lane SB Stabilization		✓
GMR Culvert Crossing Upgrades & SB Stabilization		✓
<b>Total</b>	<b>\$15.2M</b>	<b>\$25.5M</b>
<b>5 Year Increase in ERU</b>	<b>\$2.00</b>	<b>\$4.00</b>

# City of Greenville Stormwater Capital Projects







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**ESTIMATED PROJECTS FUNDED**  
**ALTERNATE A**



### St. Andrews Stream Bank Stabilization

- Problem: Severe Erosion
- Solution: Armoring, Matting, & Vegetation
- Design & Construction
- 2 years
- \$2,420,000



## Cedar Lane Pipe Network Upgrade

- Problem: Pipe Failures
- Solution: Pipe Replacement & Up
- Design & Construction
- 1 years
- \$1,000,000

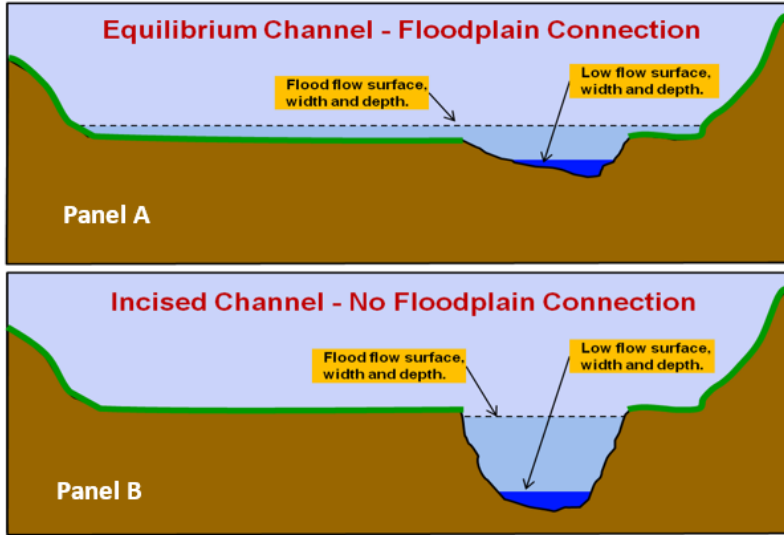




### Elm St. Pipe Network Upgrade

- Problem: Pipe Failures, Sink holes
- Solution: Pipe Replacement
- Planning, Design & Construction
- 2.5 years
- \$3,310,000





## Greens Mill Run Floodplain Benching

- Problem: Flooding Upstream
- Solution: Provide Additional Flood Storage
- Design & Construction
- 1.5 years
- \$570,000



## Emergency Repairs

- Problem: Pipe Failures, Sinkholes
- Solution: Pipe Replacement, Lining, Point Repair
- Approximately 4-5 projects
- 1 years
- \$1,500,000 / year







### Stream Bank Stabilization Program

- Problem: Severe Erosion
- Solution: Armoring, Matting, & Vegetation
- Approximately 1-2 projects
- 1 year
- \$100,000 / year



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**ESTIMATED PROJECTS FUNDED**  
**ALTERNATE B**





### Forest Hills Dr. Stream Bank Stabilization

- Problem: Severe Erosion
- Solution: Armoring, Matting, & Vegetation
- Design & Construction
- 9 months
- \$822,000







## Greenbrier Pipe Network Upgrade

- Problem: Flooding
- Solution: Pipe and Channel Upgrades
- Design ONLY
- 6 months
- \$178,000





## Cedar Ln. Stream Bank Stabilization

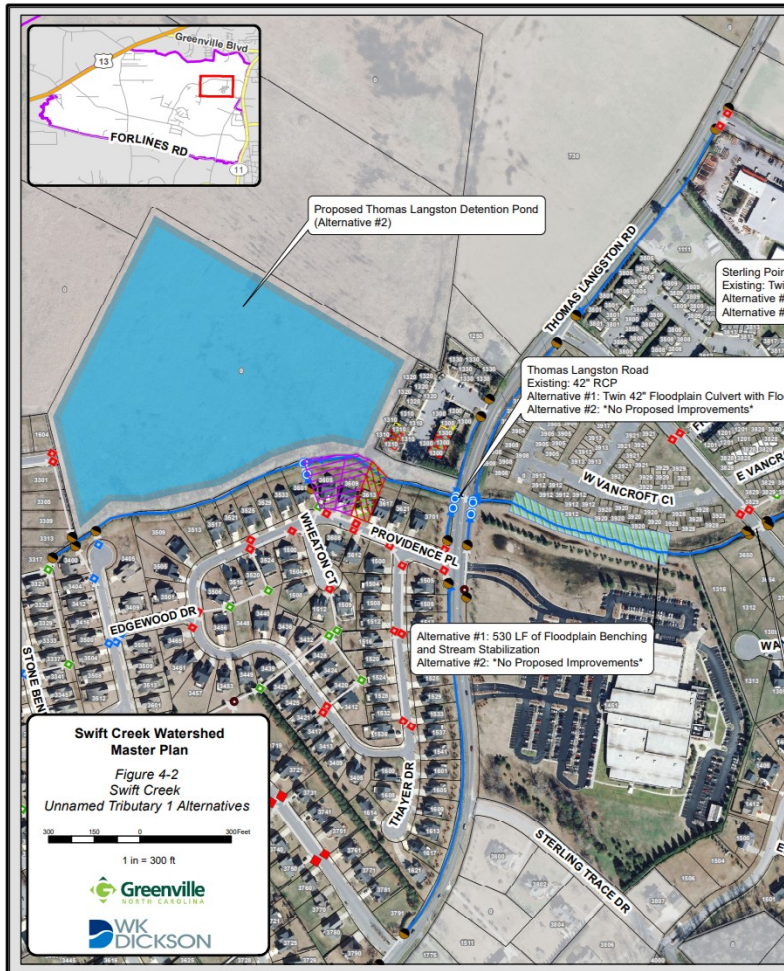
- Problem: Severe Erosion
- Solution: Armoring, Matting, & Vegetation
- Design & Construction
- 9 months
- \$400,000



## Greens Mill Run Culvert Upgrade and Stream Stabilization

- Problem: Flooding, Erosion
- Solution: Culvert Upgrades, Armoring
- Design ONLY
- 6 months





## Swift Creek Detention Pond

- Problem: Flooding
- Solution: Detention Storage
- Planning & Design ONLY
- 18 months
- \$2,090,000

Alternate B also includes:

- An additional \$300,000 / year for Emergency Repairs above Alt A
- Watershed Master Plan Updates
- A staff Stormwater Capital Engineer



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**UTILITY FEE ALTERNATIVES**  
**LOOKING FORWARD...**



Year
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045

Alternative A		
Rate	Change	
\$ 5.35	\$ -	
5.35	-	
6.35	1.00	
7.35	1.00	
7.35	-	
7.35	-	
7.35	-	
8.35	1.00	
8.85	0.50	
8.85	-	
8.85	-	
8.85	-	
8.85	-	
9.85	1.00	
9.85	-	
9.85	-	
9.85	-	
9.85	-	
9.85	-	
10.85	1.00	
10.85	-	
10.85	-	
10.85	-	
10.85	-	
10.85	-	
10.85	-	
10.85	-	
10.85	-	
11.85	1.00	
11.85	-	
11.85	-	
11.85	-	
11.85	-	
11.85	-	
11.85	-	

Alternative B		
Rate	Change	
\$ 5.35	\$ -	
5.35	-	
6.35	1.00	
7.35	1.00	
8.35	1.00	
9.35	1.00	
9.35	-	
9.35	-	
9.35	-	
10.35	1.00	
10.85	0.50	
10.85	-	
10.85	-	
10.85	-	
11.85	1.00	
11.85	-	
11.85	-	
11.85	-	
11.85	-	
12.85	1.00	
12.85	-	
12.85	-	
12.85	-	
12.85	-	
13.85	1.00	
13.85	-	



# UTILITY FEE ALTERNATIVES

## LOOKING FORWARD...

	Rate Increases		Projects Funded	
Years	Alt. A	Alt. B	Alt. A	Alt. B
Years 1 - 5	\$ 2.00	\$ 4.00	\$ 15,000,814	\$ 25,567,254
Years 6 - 10	1.50	1.50	20,847,590	28,230,502
Years 11 - 15	1.00	1.00	23,741,929	31,946,649
Years 16 - 20	1.00	1.00	27,927,407	33,927,407
Years 21 - 25	1.00	1.00	38,545,679	45,345,679
<b>Total</b>	<b>\$ 6.50</b>	<b>\$ 8.50</b>	<b>\$ 126,063,419</b>	<b>\$ 165,017,491</b>





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**UTILITY FEE ALTERNATIVES**  
**SUMMARY**

# UTILITY FEE ALTERNATIVES

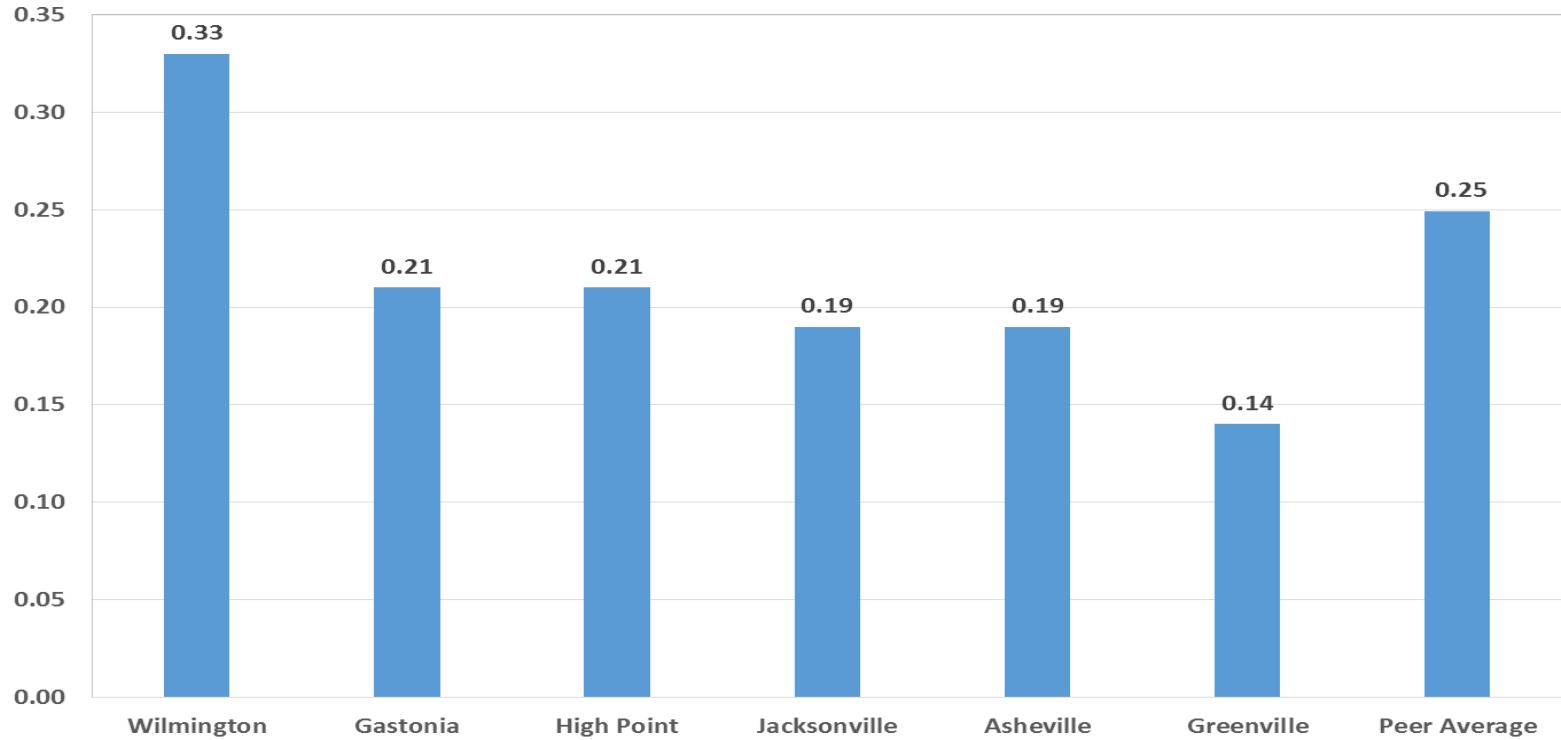
## SUMMARY

Parameter	Alt. A	Alt. B
Increase in Rate per ERU Over 5 Years	\$ 2.00	\$ 4.00
Monthly Administrative Charge per Account	\$0.00	
Minimum Charge of 1 ERU per Account	No	
Pay-As-You-Go Funding of Projects	Yes	
Debt Financing Used to Fund Projects	Yes	
Long Range Debt Plan Methodology Used	Yes	
Fund Balance Used to Manage Projects	Yes	
Inspections of New Infrastructure	50.00%	
Public Channels Cleaned	Every Year	
Catch Basins Cleaned / Inspected	Every 2.5 Years	
All Pipes Cleaned / Inspected	Every 7 Years	
Utility Bill Audits	Yes	
Condition Assessment	20 Year Full Review	
Annual Funding for Preventive Maintenance	\$1,500,000	
Total Projects Over 5 Years	\$ 15,200,000	\$ 25,500,000

# UTILITY FEE ALTERNATIVES QUESTIONS



**Governmental Activities  
Leverage Ratio  
(Long Term Debt as Percentage of Total Assets)**



Source: North Carolina State Treasurer County and Municipal Benchmark Tool



# City Council Meeting

April 11, 2019



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